

David and Chrissie Ruderman
Spray House
35 Ocean Drive
FERRING
BN12 5QP

Your Ref: OWPC20266
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

22nd October 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

The Bluebird Cafe South Drive Ferring

Thank you for your internet representation made on 20th October 2018 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION:

Further to our previous objection we wanted to draw attention to the conflict in the data used when assessing the impact on the traffic.

It would appear the Traffic Assessment is using a figure of +100 seats, whereas Rodway Planning Consultants and cafe owners are quoting 154 - 160.

Any increase in traffic on the private road system is considered a danger to residents, let alone the use of vastly different data.

See below extract statements:

TRANSPORT ASSESSMENT *by CIVILS Consulting Engineers*

Extract from Executive Summary

'The proposal includes an extension of the existing cafe to provide 300 sqm additional floorspace. The new extended cafe will be able to provide 100 additional seats - 70 internal and 30 external - new total 235 seats'.

TOTAL INCREASE: 100

RODWAY PLANNING CONSULTANCY PLANNING LTD

Extract from 3.2

'This area will provide additional seating for approximately 100 persons (internally and externally) at ground floor, and 42 at first floor. The proposed new terrace positioned on top of the single storey fish and chip and ice cream parlour provides seating for 18 with outstanding 180 panoramic views - .).

TOTAL INCREASE: 160

DESIGN AND ACCESS STATEMENT
AMOUNT

'This proposal consists of a two storey side extension - .and will provide an additional 40 covers on the ground floor and 42 on the first floor. External seating covers 80 split between ground floor and roof terrace.

The proposed extension will increase the total ground floor GIA from 188sqm to 345 sqm. Additional seating will be provided internally and externally for approximately 72 covers over two floors - .).

LAYOUT

'On the ground floor a new seating area has been proposed, providing additional internal seating for 40 people'.

TOTAL INCREASE: HARD TO TELL 154?

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning