

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC16094
Our Ref: FG/162/17/PL 10-10-2017
Please ask for:
Mrs A Gardner

2nd November 2017

Dear Sir/Madam

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

Demolition of existing detached garage & erection of 1 No. dwelling.
1 Upper West Drive Ferring

Thank you for your internet representation made on 1st November 2017 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group objects to this application on the following grounds:

- 1. This would be an overdevelopment of a site since at least 1932 as a garage for No.1 Upper West Drive. It would be a cramped and unneighbourly development, leaving only 1 metre gap between the south wall of the proposed bungalow and the fence, and only the same distance between the fence and the north wall of No.1 Upper West Drive.*
- 2. The sacrifice of a garage and the creation of a bungalow would add considerably to the problem of on-street parking (by visitors and traders, as well as residents) in this narrow but well-used private street.*
- 3. The development would compromise the protection of the large Sycamore (TPO) which is such an asset to the street scene. Inevitably, the owners of the bungalow would, sooner or later, complain that the tree was damaging their drains or foundations, or risking boughs falling on the building or simply excluding too much light.*
- 3. The extra vehicles would add to the problems of traffic congestion in the village centre.*
- 4. Continual in-filling destroys the character of Ferring, and especially of this end of Upper West Drive, which consists of houses and bungalows on large plots.*
- 5. The bungalow would not allow sufficient depth of back garden (as the applicant admits) and once permission was granted there would be nothing to stop further enlargement of the building under 'Permitted Development'.*

We trust you will refuse this application - or that if you do approve it, that you will add a condition that reinforces the protection of the sycamore and prevents further enlargement of the building. - Ed Miller (Secretary, Ferring Conservation Group).

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you

only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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