

David Bettiss
8 Tamarisk Way
Ferring
BN12 5ER

Your Ref: OWPC16254
Our Ref: FG/162/17/PL 10-10-2017
Please ask for:
Mrs A Gardner

13th 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 12th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I consider this application to be a clear cut case of overdevelopment of a very cramped site, which requires demolition of part of the existing house just to fit it in. It is the sort of infilling proposal that the village of Ferring doesn't need.

There would be very limited space on the side boundaries to the north and south, plus the rear garden would be practically unuseable.

It would be far too close to the existing large and mature Sycamore tree, currently protected by a TPO, and this tree is likely to be damaged in any building work despite the assurances of the applicant's agent, as well as coming into conflict with the structure of any new building on the site, which would then put the future of the tree at risk. This is exactly what happened to a mature tree just north of the site, which was felled just a couple of years ago.

The road here is very narrow, carries a considerable weight of traffic especially to the beach and the Bluebird cafe, is on a bend and is close to the junction with Ferringham Lane. Despite the potential provision of some off road parking at the proposed site and the creation of off road parking in the garden of the existing house (which would in itself destroy part of the mature hedgerow here and a semi mature Horse Chestnut tree on the verge), another development would undoubtedly lead here to an increase in on street parking by visitors, delivery vans etc. This would have an adverse effect on road safety in the village.

In conclusion, this is an unnecessary application squeezing another small dwelling into a very small and impractical site, and as such it should be refused.

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