

Michael Brown
48 Beehive Lane
Ferring
Worthing
West Sussex
BN12 5NR

Your Ref: OWPC16366
Our Ref: FG/162/17/PL 10-10-2017
Please ask for:
Mrs A Gardner

20th 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 17th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to this application. Firstly, it would be an overdevelopment of the site that would be cramped and visually unattractive. The gap between No 1 Upper West Drive and the bungalow would be only 2 metres, allowing just 1 metre either side of the proposed dividing fence, inadequate for both access and maintenance. In addition, the depth of the proposed back garden is insufficient and yet "permitted development" would allow an extension into this already inadequate garden area. Secondly, the development would pose a future risk to the large and attractive sycamore at the front of the site. The tree is protected with a TPO but is very close to the proposed bungalow and it's easy to envisage future complaints about the tree endangering the bungalow, etc.

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 to 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