



Ferring Parish Council
Ms Nadine Pibbs
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Your Ref: OWPC16506
Our Ref: FG/174/17/PL
Please ask for:
Mrs A Gardner

7th December 2017

Dear Sir/Madam

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

Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Character & Appearance of the Ferring Conservation Area.

32 & 34A Sea Lane Ferring

Thank you for your internet comments made on 6th December 2017 which has been recorded as 'an objection' with the comments as follows:

Ferring Parish Council strongly objects to the proposal to erect 4 No four bedroom dwellings.

Due to the size and scale of the buildings, the design and layout of the proposed dwellings within the site is extremely cramped.

The density of the development and the type and scale of the proposed dwellings are all considerably greater than that of the surrounding area, in which the existing buildings are mainly bungalows in character and set informally in a treed environment.

The proposed development is out of character with the area and it is evident this is an over development of the site.

The local Neighbourhood Plan has the evidence from the village survey that the housing requirements are indeed for smaller houses such as bungalows and flats not four bedroom houses.

In addition it is key to remember Arun District Council's policy, expressed in its Draft Local Plan, is against back garden development

Concerns are also raised with regards to the access route with the proposed dwellings which invariably will cause additional vehicles entering onto an already busy highway.

Ferring Parish Council urges ADC to refuse this application.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning