

Mark & Helen Smith
Meadow Cottage
34 Sea Lane
Ferring
West Sussex
BN12 5DY

Your Ref: OWPC16719
Our Ref: FG/174/17/PL 07-11-2017
Please ask for:
Mrs A Gardner

22nd 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 representation made on 21st December 2017 which has been recorded as '**an objection**' with the comments as follows:

The application goes against the Arun District Council local plan for back garden developments.

The proposal conflicts with plan policy. It would have a materially adverse effect on the visual amenities of the locality and detrimental impact upon the established character of surrounding area through over-development, in particular, Meadow Cottage, the property to the East of the plan.

New plot 1 on the plan would be squeezed in between the Garden House and Meadow Cottage and would only be 1.4m from the boundary of Meadow Cottage and would be overly prominent. It would also starve our garden of any evening sunlight and therefore adversely affect the reasonable enjoyment of our property.

The plot currently has permission to replace dwelling on no 32 and a new property in good sized plot (in keeping with surrounding properties) in the back garden of 34a Garden House. Ref FG/37/16/OUT. Both of these properties sit within the centre of their plot and with a 10m distance from the building to shared boundary. No more houses are suited on this plot to be in keeping with the current area.

On previous refusal of development the distance of 5m to boundary was quoted as overbearing (Ref FG/123/13)

5 properties on this shared driveway would also cause additional nuisance to our property with increased traffic, both owned cars and service vehicles passing only 1.5m from our downstairs bedroom. As the properties proposed are obviously working family style homes, having 4 bedrooms, that is potentially 25 cars (once the children shortly become teenagers), 23 more than present with commutes to and from work and any recreational journeys.

Access onto Sea Lane for increased traffic will still be unsafe. The sightlines shown on the proposal cannot be guaranteed as they cross land of other properties not owned by the applicant. This is especially dangerous being so close to a school which is extremely congested at peak times. Even when not congested cars are regularly parked opposite the proposed entrance, narrowing the highway.

After refusal of other applications the site has been cleared of all greenery by the developers before submitting this application so as to avoid previous concerns about wildlife habitation. Are we now going to give developers the green light to adopt this

practise and steamroller undesirable plans through and ride roughshod over local residents and councils?

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