



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

6th December 2021

Mr A Lyons
9 Greenways Crescent
BN12 5EF

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/184/21/PL
Site Address: 1 Greenways Crescent Ferring BN12 5EF
Description of works: Erection of replacement dwelling and garage

Thank you for your internet representation made on 3rd December 2021 which has been recorded as an objection with the comments as follows:

OWPC42359

Greenways Crescent has a very unique characteristic, you travel down a tree lined lane that opens out in to a small cul-de-sac of 1960s bungalows sympathetically set out around the original property, Number 1.

I believe the proposal will adversely change the street scene, a fact that is not immediately clear from the submitted plans as they do not clearly show the existing and proposed elevations in the same format, and the Design Statement does not really consider the impact on the surrounding environment. The only place that the impact on the street scene is actually shown is in tiny grainy pictures within this document.

The existing properties immediately surrounding No.1 are all set back from the road with roof slopes rising away from the road. There is well established vegetation to further soften the impact of these buildings on the street scene. The existing building at No.1 also has a roof that slopes away from the road and whilst it is the closest building to the road it does not feel overbearing because of the orientation of the roof slope and the planting in between the road and the building.

The proposals are in direct contrast to this with the highest point being considerably closer to the road than the existing building with eaves overhanging even further than the proposed northern elevation further compounding the overbearing effect.

Viewed from the east and west the proposals will create a large mass that juts out in to the very centre of the cul-de-sac and as such is out keeping with the other properties numbered 2-9. It will be dominant and overbearing on the street-scene due to it being forward of the existing building line and the change in orientation of the roof slope. It will have more of an adverse affect on numbers 7&8 due to moving the building forward of the building line and will reduce the privacy that they currently have in their main bedrooms from the large section of glazing on the north elevation.

The garage to the rear of the property is unnecessarily high and overbearing in relation to Number 2 due to its proximity to the boundary.

I would welcome a revised proposal that retains the good points of the design, but takes into consideration the impact on the street scene and neighbouring properties.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>