

Virginia Cotton
26 Beehive Lane
Ferring
West Sussex
BN12 5NN

Your Ref: OWPC16820
Our Ref: FG/191/17/HH 28-11-2017
Please ask for:
Mark Jones

10th January 2018

Dear Sir/Madam

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

Loft conversion with gable end and dormer
51 Beehive Lane Ferring

Thank you for your internet representation made on 9th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir or Madam,

We write to you with reference to the above retrospective planning application submitted to you on 8th Dec 2017.

As you are no doubt aware, the building of a loft conversion has been taking place at 51 Beehive Lane for some months now. We would like to respectfully request that the requirements listed in your portal be robustly investigated in the light of the fact that planning permission was not sought and the building of this loft conversion started in September 2017.

We draw your attention to the following requirements listed in your Portal.

*2. To be permitted development, any additional roof space created must not exceed these volume allowances.
50 cubic metres for detached and semi-detached houses.*

Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space, a previous owner may have done so.

5. No part of the extension to be higher than the highest part of the existing roof.

7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

8. Roof extensions, apart from hip to gable ones, to be set back as far as is practicable, at least 20 cm from the original eaves. The 20cm distance is measured along the roof plane.

The roof enlargement cannot overhang the outer face of the wall of the original house.

Although we fully understand that privacy is a somewhat grey area regarding planning, we would like to give you some context around the next-door property, 49 Beehive Lane. My mother has resided at the property for the last 24 years and is a 90-year-old widow. Both Mrs Cotton and her late husband enjoyed many years of not being overlooked both in their garden, bedroom and conservatory. The construction of the loft conversion at 51 Beehive Lane has changed that dramatically and my Mother is now overlooked in all of the above

spaces. She was visited by Mr Allan before the building work started on two occasions and was assured that all was above board and planning was not required. On the second occasion, she was assured that all research had been done and obscure glass was not necessary as it was deemed to be a rear elevation, not a side elevation. Mr Allan was very persuasive and my mother had no reason to doubt him but it would appear that his assurances were incorrect.

The loft conversion is most intrusive into the bedroom in my Mother's property and looks directly down into the room.

It is worth mentioning that this has caused my mother a degree of stress and sleepless nights because she does not use a computer and therefore has no voice, even though she is the party directly affected by this loft conversion.

We hope you take into account all of the above when making your final decision.

Best Regards

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