

Clare Royal
6 Chalet Road
Ferring
BN12 5NY

Your Ref: OWPC20788
Our Ref: FG/191/18/PL 22-10-2018
Please ask for:
Mrs A Gardner

5th December 2018

Dear Sir/Madam

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

Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store.

Land north of 21 Ocean Drive Ferring

Thank you for your internet representation made on 4th December 2018 which has been recorded as '**an objection**' with the comments as follows:

With reference to the proposed planning application, detailed above, on the land north of 21 Ocean Drive. Please see below our reasons for our objection:

- 1) The proposed construction of two 3 bedroom houses which will be situated directly at the rear of our property overlooking our garden. The height of the proposed properties would seem to exceed those of the surrounding properties, (excluding 21 Ocean Drive, which is already excessive in height in comparison to other surrounding properties), and are likely to negatively affect our quality of life in respect of the natural light to our home and garden.*
- 2) The environmental impact of the usage of additional artificial lighting to compensate for the reduction in natural light, which will be the inevitably result of this proposal, and the increase in our energy costs.*
- 3) We will be directly overlooked by one of the properties, this will further impact on our privacy and lives. The en-suite bathroom window will look directly into our garden, into our lounge and master bedroom which are all to the rear of our property.*
- 4) The water table at the end of the gardens is high resulting in standing water in the winter months. The proposed removal of the trees and extensive additional building ground works and hard landscaping, would have substantial potential to increase the likelihood of flooding and therefore damage to our property. In addition, this flooding may impact on the ability for us to use parts or all of our garden and property.*
- 5) We are concerned that the access to the two proposed properties is small, thus potentially limiting access of emergency vehicles. This is of particular concern especially in the case of fire. With the additional properties being proposed to be closer to us, the percentage potential fire risk to our property will increase.*
- 6) Our rear garden is already directly bounded by four other properties. This development will increase this further to five properties, all to the rear garden boundary, and we feel this is a further indication of the overdevelopment to the site and area.*
- 7) The size of the properties would indicate that they would accommodate two families, both potentially using their rear gardens. This would increase the noise impact on our property and our enjoyment of our garden.*
- 8) We are aware that the title deeds on several properties in this area that back onto this development only allow for one dwelling on each plot. This was presumably included in the title deeds to prevent over development. Taking into account our previous comment on the number of properties already bordering our plot, a further two properties on a very limited plot of land only serves to highlight the importance of the original intent of the restrictions. In conclusion, we consider the height and number of proposed properties to be an over development of the site that is likely to have a significant negative impact on our lives, light, garden, property and privacy. We therefore object to this development.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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