

ferring parish council
1 elm park

Your Ref: OWPC12294
Our Ref: FG/198/16/PL 29-11-2016
Please ask for:
Andrew Wood

31st January 2017

Dear Sir/Madam

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

Demolition of existing house with erection of 2 storey building comprising of 8No.
residential 2 bedroom flats & associated external works
1 Sea Drive Ferring

Thank you for your internet representation made on 31st January 2017 which has been recorded as '**an objection**' with the comments as follows:

Ferring Parish Council objects to this proposal to erect 8 No. two bed apartments. The proposed development is evidently an overdevelopment of the site and it is out of keeping with the area. The development will also alter the ambience and character of the area with the majority of the surrounding properties being established bungalows.

The proposed development will be visually subservient to the immediate area and it will impose and have an overbearing appearance on neighbouring properties.

It is important to note that many of the roads within this area are private roads with no footpaths and no street lighting and that the roads are extremely narrow and already congested.

This application is still contrary to the Ferring Neighbourhood Plan. Although the proposal is for two bedroom apartments ie to suit Ferring elderly downsizers, there is no suggestion or guarantee from the Developer that only Ferring elderly downsizers will be selected to purchase these properties.

Concerns are also raised that these properties will be purchased as a second home by the sea. Ferring Parish Council asks that Arun District Council considers a planning requirement to include a caveat that these flats are NOT purchased as a second home.

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

Karl Roberts
Director Planning & Economic Regeneration