

Steve Ballard
3 Sea Drive
Ferring
BN12 5HD

Your Ref: OWPC14133
Our Ref: FG/198/16/PL 29-11-2016
Please ask for:
Andrew Wood

5th June 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 1st June 2017 which has been recorded as **'an objection'** with the comments as follows:

*Further to other comments with regards to the overall height of the proposed building, i see that Lucas Design have confirmed that the finished floor level will be NO LOWER THAN 5.8m ABOVE DATUM. However they have not confirmed what the actual height of the finished building will be, and whether it will be built as per the elevations supplied - specifically when compared to the neighbouring building - 3 Sea Drive.
If the building will be constructed at 5.8m above datum (which is the lowest recommended height for their finished floor level), this means that even their ground floor windows and doors will be half a meter above fence height - this will give huge overlooking into neighbouring properties' gardens even from ground floor.
It is totally unacceptable to consider a planning decision when the applicant has not confirmed what the actual height of the building will be - only what the minimum ground floor level will be.*

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