

Robert Niall (The Goring and Ilex
Conservation Group)
34 Marine Crescent
Goring-by-Sea
Worthing
West Sussex
BN12 4JF

Your Ref: OWPC17355
Our Ref: FG/1/18/HH 05-01-2018
Please ask for:
Ross Leal

13th February 2018

Dear Sir/Madam

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

Loft conversion & rear extension
63 Midhurst Drive Ferring

Thank you for your internet representation made on 12th February 2018 which has been recorded as '**an objection**' with the comments as follows:

We have viewed the proposals and are concerned about the adverse effect of these on the amenity of the Ilex Avenue which, up to the boundary with Ferring, is an important part of the Goring Hall Conservation Area. Although this proposal lies outside that designated area, the Ilex Avenue continues through to Sea Lane, Ferring and preservation of the beauty and present character of the Ilex Avenue including its total integrity is of major importance not only to our Group but to the many residents of and visitors to Goring and Worthing.

We have noted above that the proposal lies outside the designated Conservation Area. However, the whole Avenue was donated to the Borough of Worthing in 1935 to be held in Trust, that it should be maintained for all time as a public walk and pleasure ground. The conveyance states:-

'The Corporation shall at all times hereinafter maintain the land hereby conveyed and every part thereof as a Public Walk and Pleasure Ground'.

Evidence of the importance attached to the Avenue and the Plantation can be found in the original brochure for the Goring Hall Estate which contains the following:-

'Another feature of the Estate which it is intended shall be preserved in all its natural beauty is the wonderful avenue of Ilex Oaks which traverses the Estate from east to west. This avenue, which it is believed is the only one in this country, forms a veritable archway of green.'

We believe that the proposed extension, with its gable end and "Juliet" balcony impinges on the Ilex Avenue by its bulk and height to the detriment of this local amenity and to the enjoyment of the users of the Avenue.

Although replacement of the gable end with a suitably hipped end and possible rooflight may alleviate the harm to the Avenue to some extent, we would strongly urge the Council to reject this application as currently proposed.

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