

Paul Green
52 Ocean Drive
Ferring
Worthing
West Sussex
BN12 5QP

Your Ref: OWPC16973
Our Ref: FG/201/17/HH 11-12-2017
Please ask for:
Mark Jones

22nd January 2018

Dear Sir/Madam

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

Two storey side extension (resubmission following FG/119/17/HH).
54 Ocean Drive Ferring

Thank you for your internet representation made on 21st January 2018 which has been recorded as '**an objection**' with the comments as follows:

Ref: FG/201/17/HH Proposed Works at 54 Ocean Drive, Ferring.

Having studied the "revised" proposal FG/201/17/HH for works at 54 Ocean Drive, Ferring we find that the minute changes made to the rejected proposal FG/119/17/HH do nothing to alleviate the concerns expressed previously. We consider that the new proposal has made no changes to the location, height, width or design of the extension and that it still represents an unneighbourly development. The only change seems to be to the size of an upstairs bedroom which would have no effect on the front elevation of the property or its proximity to our neighbouring property. Since the "new" proposal is basically so similar to the rejected proposal we attach the comments made to the previous proposal as they are still totally relevant.

Initially we were led to believe, that the proposed works were to be a two storey extension replacing the existing conservatory. This seemed to be a reasonable and acceptable improvement. However, looking at the proposal this is obviously not the proposal at all. The plans reveal a very large addition to an already sizeable property which will move the Northern wall right up to our boundary line. Also it is worth noting that the before and after elevations shown on the proposal have been cleverly shifted out of their correct alignment thereby disguising the size and impact of the proposed extensive building works.

Naturally we have several concerns about the detrimental effect that the erection of this very large extension, which will be right on our boundary, will have on our property and our quality of life.

Firstly, the provision of foundations allowing the erection of the Northern wall close to our property poses a threat to the integrity of both the foundations and fabric of our property. As the new wall will certainly be within 3 metres of our wall (indeed it will be not much more than 1 metre), we should be able to get some protection under the Party Wall Etc. Act 1996 in terms of the builders having to pay for before and after surveys and remedial work if necessitated by damage caused by the building work. Unfortunately this will only protect and compensate us for physical damage and not the aesthetic damage to our property.

Secondly, since 54 Ocean Drive is located to the South of our property, moving its perimeter closer to our home will take all of the natural light from our front garden as well as totally blocking the view from our bedroom to the South East.

Thirdly, the erection of the extension would necessitate the decimation and perhaps even

the destruction of a venerable specimen Yew tree, which is the home for a diverse number of small birds and gives us privacy from the upstairs windows of the houses on the opposite side of the road. This is particularly important as our main bedroom would be badly affected.

Fourthly, the gap between the properties would be reduced to little over a metre making it overbearing and claustrophobic and totally out of character with the village where properties normally enjoy significant spaces between them. The proposed extension is too big and too close to the boundary.

Fifthly, the large reduction of the gap between the properties will cause a wind tunnel to be created again giving cause for concern for the safety of our property especially as the prevailing South Westerly winds would align with it and the frequency and violence of "blows" seems to be on the increase.

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 to 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