



Ferring Parish Council
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Your Ref: OWPC20779
Our Ref: FG/202/18/HH
Please ask for:
Mr A Wood

4th December 2018

Dear Sir/Madam

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

Amendments to FG/160/17/HH (Demolition of existing rear conservatory, side garage door & car port & erection of single storey rear extension, side garage with pitched roof, replacement of existing enclosed porch, replacement with timber posts & removal of existing front windows & replacement with faceted windows) to amend roof from pitched to flat. Creation mono-pitch roof over existing garage door which is to remain. Existing garage car port roof to be removed and side wall infilled.
26 Beehive Lane Ferring

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

This is a re-application for a redevelopment of a property previously approved under FG/160/17/HH.

The Officers Report took specific consideration of the fact that although the proposal " by virtue of its proximity to the boundary will have some impact upon the residential amenity of 2 Jersey Road" this will to some extent be mitigated by conditions that

- will feature an eaves height of 2.85m and have a maximum height of 3.92m.*
- the design of the roof (sloping away from the boundary)*

Arun District Council specified in the Approval Decision document that the works must conform to

Block Plan - 1231/02

Proposed Floor Plans & Elevations - 1231/03

as submitted in the application.

The structure which has been built blatantly disregards the original design concept and the appropriate and reasonable conditions laid down by Arun District Council in its Decision document.

The roof design does not conform to the applicants own drawing and specification in the Proposed Floor Plans & Elevations - 1231/03 on which approval and conditions was based.

The adverse impact on the residential amenity of the neighbouring property by the deliberate disregard of the design condition is considerable and unacceptable as can be seen from the photographs supplied by resident of the neighbouring property (2, Jersey Road).

The specific eaves height and roof design was quite rightly made conditional in order that the development would not "give rise to unacceptably adverse overbearing,

overshadowing or overlooking impacts" on 2, Jersey Road.
The current application makes no provision to otherwise avoid or offset those adverse impacts identified by the Officer.

Ferring Parish Council therefore objects to this application and requests that the original conditions are enforced, without undue delay, to reinstate an acceptable residential amenity standard of which the resident of 2 Jersey Road is now being unlawfully deprived and which the Planning Officer made conditions to ensure was safeguarded in the Report and Decision made on the previous application.

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



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Neil Crowther
Group Head of Planning