

David Bettiss  
8 Tamarisk Way  
Ferring  
BN12 5ER

**Your Ref:** OWPC20983  
**Our Ref:** FG/220/18/PL 17-12-2018  
**Please ask for:**  
Andrew Wood

3rd January 2019

Dear Sir/Madam

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

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Erection 1 No. dwelling with integral garage.  
Land adjacent to Elm Lodge Tamarisk Way Ferring

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Thank you for your internet representation made on 2nd January 2019 which has been recorded as '**an objection**' with the comments as follows:

*As a resident of Tamarisk Way, I strongly object to this application, which will have an adverse and damaging effect.*

*The applicants have only recently been granted permission to re-develop the existing Elm Lodge, and the only reason that other neighbours did not object was that the applicants concealed their long term plans to build in the garden. Whilst such actions by the applicants may not be material planning considerations, it is important to note the course of events and that this application was patently part of a long term plan to build in the garden for profit.*

*Having carefully considered the application, I believe that it would be very much out of character with the local scene both in Tamarisk Way and Sea Lane. In particular, it would contrast greatly with the open aspect of the twin property, Magalia opposite. The great feature of the road is the open and welcoming aspect of its entrance from Sea Lane, and this application would destroy that. The application refers to other corner plots in Sea Lane which have been developed, but that does not give the applicants the right to destroy the current special feel to the entrance, with two dwellings that have been in place in their current form since they were built in the 1930s.*

*The application provides an image of the proposed development viewed from the opposite side of Sea Lane diagonally from the south east, presumably in an attempt to justify it. I believe that this image is misleading as it only shows the possibly redeveloped Elm Lodge as a comparison. A view directly from the south in Tamarisk Way, west across Sea Lane or from the property on the northern boundary would have a very different effect, and I believe would be incongruous, overbearing and unneighbourly. Apart from my property at number 8 and my neighbours at number 9 which are chalet bungalows built in 1970, all the other properties in the road are single storey bungalows, and hence more double height houses would be out of place when one considers the open aspect of the road.*

*The application takes great trouble in laying out the size of each plot in Tamarisk Way in square metres presumably in order to justify why a new house in the garden would not amount to over development. However, blindly quoting such figures takes no account of the special position and location of Elm Lodge in the close as already described.*

*I note in the application that the existing large garden pond appears to be retained with the property intended to be built right up to and in fact over it to provide two decking areas.*

*This is an historic pond which has been in place for many years and forms part of the important natural drainage system of the village. A culverted drainage ditch runs from it in a westerly direction across the back garden of Elm Lodge and across other properties on the north side of the road towards a similar ditch in Sark Gardens. I would have serious concerns that substantial development work here would damage both the pond and also the effectiveness of the ditch to carry water away from our properties. In addition, there is*

*an ongoing problem of flooding of the road itself after heavy rain right outside the proposed property at the junction with Sea Lane where the water cannot drain away naturally. A development of the current garden will only make that worse. For all the above reasons, I believe that this application should be refused to maintain the current special character of the area. It is a purely speculative and unwanted application that merely grabs a current pleasant garden for house building and will have no benefit to the village of Ferring and specifically to local residents.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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