

Gail & James Jeffries
Apt 1, South Point
1 Beehive Lane
Ferring
BN12 5NL

Your Ref: OWPC22886
Our Ref: FG/29/19/PL 15-03-2019
Please ask for:
Mrs A Gardner

13th May 2019

Dear Sir/Madam

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

Erection of 1 No. 2 bed dwelling
South Point 1 Beehive Lane Ferring

Thank you for your internet representation made on 10th May 2019 which has been recorded as '**an objection**' with the comments as follows:

The promotional literature for South Point made no mention of the extra development of "plot 9", and the Estate Agents did not refer to it when we signed the reservation contract and made an initial deposit. It only became clear during the legal process when we were furnished with the draft lease and accompanying plans, that what we had originally considered to be communal recreational space, was in fact subject to a Planning Application.

After serious consideration, we decided to go ahead with the purchase of our apartment, in the knowledge that Planning Application ref FG/194/17/PL had been lodged, refused by Arun DC and was in the process of being appealed by the Developer. This Application was in respect of a one bedroom bungalow, which was eventually agreed by the Inspectorate. We did not consider it appropriate to lodge an objection to that Application given our decision to proceed with the purchase of the apartment.

The Developer's Agent wrote on 3 May 2019 to advise that the conveyance plan attached to the lease shows the outline of the original larger two bedroom dwelling. However, we would contend that as there are no specific measurements on the plans, and the Application put in at the time referred to a one bedroom bungalow, it would be reasonable to assume that the footprint of that proposed dwelling would be the one referred to in the lease.

The Developer has now put in a new Application Ref FG/29/19/PL for a larger two bedroom bungalow, and we feel justified in objecting to this as it is not what we had accepted when we purchased our apartment.

Our reasons for objecting are:-

1. The larger structure will impinge significantly on the neighbouring property at 3 Beehive Lane, cutting out light to the front door and lounge window. We understand from reading previous correspondence online that the Developer advised the owner of 3 Beehive Lane that this land would not be developed but would remain as a buffer between the flats and her property.

2. Despite the conclusions of the Inspector, parking will be a problem. As a bus route, Beehive Lane is not suitable for on road parking as it is a narrow road with no pavements, and on street parking will make it difficult for buses, refuse vehicles, delivery vehicles etc to get past safely and without potential harm to pedestrians and cyclists. One visitor's parking space is clearly insufficient for 9 dwellings.

3. In their refusal of Application no FG/194/17/PL, Arun DC considered that the proposals for a one bedroom bungalow were an overdevelopment of the site. Plans for a larger two bedroom bungalow must therefore be even more of an overdevelopment and must therefore be refused on similar grounds.

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.

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