



Arun District Council
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9th April 2021

Adrian Dighe
44A Ocean Drive
Ferring
West Sussex
BN12 5QP

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/34/21/HH
Site Address: 50 Ocean Drive Ferring BN12 5QP
Description of works: 1st floor side extensions, two storey front extension, side and rear extensions, installation of balcony to rear and 2 x front dormers including demolition of existing garage.

Thank you for your internet representation made on 8th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35005

I own and live at 44A Ocean Drive, a property on the north boundary of the applicant's property. I am objecting to the planned extensions and make these observations for consideration by the planning officer:-

1) The Arun Local Plan specifies design features of extensions (13.4.1) The extensions do not complement the scale of the existing building (well above 50% increase in floor size), there is no demonstration of satisfactory relationship with old and new fabric (the old seems to disappear completely) and the proposal leads to overlooking of neighbours with significant loss of privacy. The plans represent an overpowering building not in keeping with the immediate vicinity, and gross overshadowing of my home which has a North (front)/South (rear) axis. There will be a permanent shadow across much of the rear of 44A.

2) Policy D DM4 of the Arun Local Plan expects an extension a) to sympathetically relate to and be visually integrated with the existing building in massing design form scale and materials - the proposals meet none of these requirements, b) be visually subservient to the main building - the proposals obliterate the main building to the point that no part of the original remains as recognisable and c) does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties - the proposals do in fact overshadow, overlook and are overbearing and would dwarf my property which is a much lower bungalow. In addition, an extension should not compromise the established spatial character and pattern of the place. These proposals massively alter the pattern and obliterate the established spatial character.

3) The Arun Design Guide (January 2021) makes specifications for extensions. The proposals appear to ignore the 25-degree test and the 45-degree line and as such have significant impact on my property. The design statement implies that the rear two storey north extension is along the side of 44A. It is in fact 5m from the rear of 44A as the windows of the principal bedroom, kitchen and sitting room which form the rear of 44A all face south along the boundary with the proposed development. I calculate loss of direct sunlight to my

main bedroom and kitchen to a significant degree in summer between the equinoxes, and totally during the winter months October to March. I will wake up and look out of my bedroom to a large blank wall, with a massive reduction of access to light (and sun as mentioned above). From my kitchen, especially the sink where I spend considerable time, I will face the high north facing 2 storey wall and roof, with significant loss of natural light especially sunlight. The proposed window and Juliet railing of bedroom two have direct vision into my sitting room and my garden at the rear (south facing) and a significant part of the side of my property (west facing) - a gross loss of privacy. Because the floor of the current 50 Ocean Drive is at least 30 if not 40 cm above the rear garden, anyone of average height looking out of the proposed rear doors in the breakfast area under bedroom 2 will see over the fence and directly into my sitting room whose window is close by. The rear elevation drawing gives the impression of a significant distance from my boundary, by marking the boundary at the side store - but my boundary also forms the north wall of that 2-storey extension which is planned to project rearward beyond the store for 4 metres. There is no detail of the height of the single storey extension along my boundary either.

4) The huge first floor balcony destroys privacy of many neighbouring gardens but mine in particular by giving direct views into what has been a private and personal space, showing disrespect to my substantive right for a private life

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.