



Arun District Council
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11th April 2021

Linda van Bregt
16 Ferring Close
Ferring
Worthing
BN12 5QT

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 9th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35054

Our property stands to the directly west of 50 Ocean Drive. The applicant wrongly claims that our property is too far away to be affected by the plan.

Having studied the applicant's plans;

- the size/placement of the new building boundaries are unclear in relation to the existing building
 - There is no indication of how much closer the building will be to our shared boundary and this looks like a deliberate omission/is misleading with regards to assessing the impact of these works on our property
 - There are more details of other existing and proposed buildings in the application than the applicant's own proposals
 - The proposed building appears to be about 13m (43ft) wide by 17m (56ft) deep. This gives a ground floor area of almost 2500 square feet excluding the garage
 - This is a massive increase in floor area from the existing building and converts what is a nice visual impact on the local street scene into an imposing sprawling monolithic structure which will dominate the southern end of Ocean Drive. It will have a dominating/overbearing effect on the 3 small bungalows situated on its northern and the small chalet bungalow on its southern border & on all the properties within the enclave of Ocean Drive, South Drive & Ferring Close
 - The extensive depth to the property will cast a shadow and deprive the three small bungalows on the northern boundary of light and sunshine. Extensions are supposed to be subservient to the existing building which this is obviously not
 - The proposed design is also not in keeping with the bungalows and chalets that dominate South Ferring
- Of particular concern to us is the full length 1st floor windows & balcony at the rear of the property. It is virtually a wall of windows. The applicant has detailed several properties listed as precedents for various

aspects of the proposal. None of these properties have full length 1st floor windows or a balcony backing onto/overlooking another property. In fact, there is no example of these features anywhere. The applicant tries to justify the balcony as a means to enjoy the afternoon/evening sun which can be achieved by using the extensive existing patio in the rear garden. The wall of windows/balcony will deprive us of the privacy in our garden & allows the applicant views directly into our bedrooms and lounge. Noticing someone's head looking out of a 1st floor window when they are passing by is more acceptable and completely different to someone looking out of a 1st floor full length window or someone leaning over a balcony or sitting at a table for extensive periods eating and drinking and looking in your direction. It is completely unacceptable. Even the thought of this project being approved is having a deleterious effect on ours and our neighbours' mental well-being, some of whom are too old or ill to respond to this application and I would like to be heard on their behalf.

Having done some research into precedents I would like to direct the planning department to their ref. FG/100/16/HH dated 04-07-16. This details the applicants' own objection to their neighbouring property owner's plans for a modest extension. Despite both properties being large and widely spaced the applicant was successful in having the application refused on very similar objections as detailed above. It can't be one rule for the applicant and one for others. The applicant knows better and this plan should never have been submitted. It should be noted that the applicant is a property developer and does not reside at 50, Ocean Drive and therefore probably has little regard or understanding of the impact this development will have on the local community.

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



Neil Crowther
Group Head of Planning

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.