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20th May 2020

ferring parish council  
1 Elm Park

Dear Sir/Madam,

**Case Officer:** Andrew Wood  
**Telephone:** 01903 737768  
**Email:** [andrew.wood@arun.gov.uk](mailto:andrew.wood@arun.gov.uk)

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

Application No: FG/46/20/PL  
Site Address: The Tudor Close Public House Ferringham Lane Ferring BN12 5NQ  
Description of works: Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping. This application may affect a Public Right of Way.

Thank you for your internet representation made on 19th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26986

Ferring Parish Council object to elements of this proposal. The Tudor Close public house/restaurant has been a significant part of the community in Ferring for many years and a major feature of the street scene. While we understand the financial and commercial realities, we seek to ensure that any redevelopment is reasonable in its impact on the locality.

We welcome the retention of the main structure but have concerns regarding the additional new chalet properties proposed at the rear of the site. It is our contention that the size and scale of these dwellings constitutes overdevelopment of the site, detriment to the visual impact of the street scene and dominance over the bungalows on the south side of the site.

The height of the roof will be out of keeping when viewed from the north and overbearing for the properties to the south. The applicant recognises issues with overlooking by making the point in the application that the main windows on the first floor are at the western end to minimise overlooking. There do not appear to be any caveats to ensure that the south facing roof windows are obscured / fixed in support of that aim.

The thatched rooves are key a feature of the existing buildings and the dominance of the proposed new chalet roof will be in stark contrast. This conflicts with the Arun Local Plan policy for Buildings or Structures of Character in which this property is listed. The policy is specific in that "Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted." This proposal would clearly have such an adverse affect through the impact the proposed additional chalet properties would have on the site and existing listed Building of Character.

Any additional construction on the site must have regard, by condition, for the type of materials and finish that should be sympathetic with the existing buildings.

With the parking bays not being directly adjacent to the individual dwellings, it is not clear how electric vehicle charging points will be incorporated into the scheme. It will be essential that the character of the building is preserved and protected against any visual impact of external hardware and infrastructure (for example,

television antennae, satellite dishes and air conditioning units), particularly on the northern aspect and we would seek clarity on how this will be delivered and maintained by enduring conditions.

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 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](mailto: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.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

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](http://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.**