



Arun District Council
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21st April 2021

Martin Self
24 Brook Lane
Ferring
West Sussex
BN12 5HZ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/46/21/PL
Site Address: Land between 11a The Grove and 30 Brook Lane Ferring
Description of works: Development of 1 no. 2 bed house set over 2 floors, with first floor being partially contained within roof, along with associated parking & amenity spaces. This site is within CIL Zone 4 and is CIL liable as new dwelling.

Thank you for your internet representation made on 20th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35249

24 Brook Lane
Ferring
BN12 5HZ

Planning Reference FG/46/21/PL Land between 11a The Grove and 30 Brook Lane Ferring

Dear Sir or Madam

We object strongly to the above planning application.

This plan is a gross over-development of a garden.

The proposed development by reason of its size, depth, width, height and the position on a plot too small for purpose will have an unacceptably adverse impact on our home life and the continued use and enjoyment of our garden and home. Such close proximity of the entire width of the rear elevation of this two-storey property which has been shoehorned right back along the west boundary of our garden will be claustrophobic, overbearing and intrusive.

This proposal contravenes Arun Council's Design Guide as follows:

- It fails to provide the recommended 10.5 m depth for new build gardens
- It fails to provide 21m separation between habitable rooms
- It fails "to have minimal impact to users and occupiers of nearby property. For example by avoiding significant loss of sunlight, privacy and outlook"

The reason given for not meeting these standards is "it is not physically feasible due to size constraints" - we

couldn't agree more, the plot is too small.

This proposal fails to meet West Sussex County Council's Highways Authority standards and I quote from their consultation document "one of the spaces does not meet the minimum specification". An average-size vehicle will protrude into the road causing a line of sight hazard when exiting the drive to 24 Brook Lane's rear parking, and will be a hazard to traffic and pedestrians. West Sussex County Council Highways Authority have also expressed concern "The LPA may wish to consider the amenity impact of the proposed smaller space and whether this would impact upon on-street parking in this location"

The ground floor windows to the north elevation open out and intrude into the 8ft wide access road to our rear parking, rendering it unusable if the windows are opened. If the windows open inwards, the available internal living space will be reduced accordingly.

We do not give permission for entry to our property for any purpose relating to the construction or maintenance of this property. This proposal will contribute towards continuing problems between neighbours for years to come when there is no access to the rear of the property to carry out repairs.

We do not believe that this property can be built entirely from within the plot itself as there is less than 25 cms between our boundary wall and the back wall of the house and in some places it would appear to touch our boundary. How will the property be rendered? How will maintenance be carried out in years to come?

We believe a council planning officer needs to view this proposed development from our property and this would benefit the decision making process to enable the degree of overlooking and the close proximity of the proposed structure to be appreciated.

We ask that this proposal be refused.

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.

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

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.