



Arun District Council
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6th April 2022

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/47/22/HH
Site Address: 31 South Drive Ferring BN12 5QU
Description of works: Approval for replacement of roof void window to sliding doors.

Thank you for your internet representation made on 6th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46271

(Householder application requiring DC support)

This application was submitted with a misleading description which has been altered only after notification by the Case Officer following a site visit identifying that the works had already been carried out. The inaccuracies were already highlighted by the parish council as the balcony/glass screen and the doors were not part of the original application and consequently have no planning consent.

The original application (FG/145/19/PL) and consent was based on the stated claim that the window in question was to only admit natural light into the roof void. The agent emphatically confirmed in the support letter dated 17/01/2020 that the client's requirement was for a two-storey building with light available in the roof void. Light availability would not necessarily have been to the south elevation where overlooking would be a concern. However, as this was not intended as a habitable space, merely a roof void, this was permitted. It should be noted that concerns raised at that time regarding overlooking were dismissed by the agent on the grounds that it was not a habitable space and so as the window was only for availability of light in the roof void, 'concerns regarding privacy are unfounded as matters are not being made any worse' (than the previous two-storey building).

No consent was given for a second-floor balcony, which would not have had any means of access.

The built structure giving second floor access to a balcony directly overlooking the neighbouring private amenity space is an unacceptable loss of privacy for those neighbours which will negatively impact their enjoyment of their amenity space.

Had this feature been included in the original application it would have been objected to on those grounds and having been constructed without approval does not alter that position or its impact.

We therefore request that ADC refuse this retrospective application for a design creating an element specifically denied by the agent previously, despite concerns raised. We submit that, in line with the permitted

design, use of a balcony at 2nd floor level should be removed together with any opening doors or other access onto it.

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.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>