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22nd April 2022

Sally Henderson
3 Sea Drive
Ferring
West Sussex
BN12 5HD

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/54/22/PL
Site Address: Land rear of 1 Sea Drive Ferring BN12 5HD
Description of works: 1 No new dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 22nd April 2022 which has been recorded as an objection with the comments as follows:

OWPC46924

To allow this back-garden infill build would be to allow a manipulation of the planning system and to effectively over-ride the previous decision made by the planning committee on FG/90/21/HH which was a highly contested application and yet allowed the substantial enlargement of the existing property at 1 Sea Drive, taking it from from 1.5 to 3 storeys, the scale of works largely justified by the size of the plot on which the house sits. That is the same plot the owners now request permission to split into 2 very small plots! If this were allowed, it would make a mockery of the previous committee decision.

As has been mentioned by many other objectors, the proposed new access from Sea Lane would be at a dangerous point in the road - so dangerous that when Highways visited to assess the original design of the block of flats proposed on this plot under FG/198/16/PL, the inspector commented that he was shocked at how cars disappear from view for several seconds when rounding the bend - whether going South towards the seafront or rounding the bend to head North up Sea Lane. That scheme was immediately revised to remove the access from Sea Lane and introduce underground parking, which would have been a far more costly option and would presumably only have been done on the threat of a refusal on Highways safety grounds.

I note that the Highways comment this time refers to a new vehicular access on Sea Drive. Given that the proposed entrance would be from Sea Lane, not Sea Drive, their representations should be checked and at the very least corrected. They should also be reminded of the above since undoubtedly, different members of the team are involved this time.

The blind corner near the South end of Sea Lane means that cars heading South cannot see the entrance to

Sea Drive on the right and often take the bend wide, travelling on the wrong side of the road. Adding an additional access at this point in a road would be hazardous but one that necessitates cars to be reversing into the oncoming traffic would be ludicrous !

The fact that cars would be unable to turn on the plot itself demonstrates how cramped in this new house would be - it only fits if pulled substantially forward of the building line of Sea Lane. A house to the south of 108 and 106 Sea Lane, sitting forward of those neighbouring properties to such a degree, would have the effect of blocking a great deal of light and outlook from those properties and their gardens.

The effect on our own home and garden - 3 Sea Drive - would also be overbearing and overshadowing - the rear of the property would face directly onto our rear garden and be directly adjacent to our private patio. The loss of privacy, loss of light and loss of outlook from the proximity of this proposed dwelling would substantially reduce our enjoyment of our amenity space.

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/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.

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>