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12th May 2022

Peter and Nikki Whent
6
Little Paddocks
Ferring
BN12 5NH

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/57/22/PL
Site Address: 12 Little Paddocks Ferring BN12 5NJ
Description of works: Demolition and erection of 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 12th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47419

Dear Planning Officers,

The scale and contemporary external appearance of the proposed development has clearly not been designed with any thought to blend with the existing character bungalows in the incomparable green space of the northern part of Little Paddocks. Whilst the ground floor footprint may approximate to the existing footprint (if you include the car port on the east side), the first floor is dramatically larger than the first floor of the existing dormer bungalow.

Furthermore, the plans portray a 3-bedroom detached house. However, the floor plan of the first floor shows two very large master bedrooms, a good-sized third bedroom and a further two not insignificant dressing rooms. So, the proposed build is the equivalent of a four or even five-bedroom property. It is therefore clearly not a like-for-like replacement property. Other bungalows in Little Paddocks have been tastefully refurbished whilst retaining their original external character.

We note the recent planning applications for extensions to number 20 and 23 Little Paddocks that were approved. Both retained the features of a dormer bungalow and were in keeping with the adjoining properties and the overall character of Little Paddocks.

As you will be aware, the Queen's speech on 10 May included proposals for a reform of the planning system to give residents more involvement in local development. Whilst there will be a delay until these proposals are

enacted, I would hope and expect that the planning committee will have regard to the government's direction of travel and take full account of comments received from the neighbours in consideration of this planning application. We have included the relevant extract from the Queen's speech below.

"A Bill will be brought forward to drive local growth, empowering local leaders to regenerate their areas, and ensuring everyone can share in the United Kingdom's success. The planning system will be reformed to give residents more involvement in local development ."

We therefore kindly request that the current application for number 12 Little Paddocks is rejected. We would have no objection to a smaller-scale refurbishment of the existing bungalow, which is respectful, compatible and less intrusive to the neighbourhood. Little Paddocks is an idyllic estate, and it should not become overcrowded with larger detached houses that are more fitting elsewhere. Owners should move to another location if they want a contemporary executive home.

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>