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12th May 2022

Colin Penson
13 Little Paddocks
Ferring
West Sussex
BN12 5NJ

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:

OWPC47443

I would like to object to the planning application for number 12 Little Paddocks, the proposed development is not appropriate for the following reasons.

Ferring is a characterful village which the planning office needs to protect.

The plots in Little Paddocks are small and the properties built on these plots were designed to fit comfortably within the space and the overall landscape which in part, gives the Little Paddock Estate it's charm.

It will have a negative impact on the appearance and character of the north Paddocks.

The north Paddocks are made up of 1930s style bungalows some of which have built into the roof and added dormer windows, any new build should keep to the same style and appearance.

The proposed building would stick out like a sore thumb.

As I understand it, the plans contravene the covenant that is in place with Little Paddocks Freeholders Ltd and have not been agreed.

In respect of the actual plans, the drawings and images are not very clear or accurate. It doesn't for example, mention the height or how close it will be to the boundary.

The boundary line on the plans between no 12 & 13 appear to be incorrect and I suggest that this is clarified before any further applications are made.

Due to number 12 being on a corner plot, at a couple of points the building is very close to the boundary of the adjacent properties.

I have north and west facing gardens therefore direct sunlight is limited to afternoons and evenings, the proposed plan would reduce the sunlight and increase shadows to my gardens.

I have 2 west facing windows and a conservatory. On the whole, the views from them are of the sky and trees. A two-story box would compromise the views and overshadow my 1 story bungalow and impact my privacy.

Over the last couple of years, I think people have come to realise how important it is to have some private outdoor space to retreat to, for mental health and well-being.

The proposal would cause a significant impact not just on the occupants of no 13 but also on the other residents of this beautiful area. I therefore invite the withdrawal of these plans, or if not, their rejection by the committee.

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>