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13th May 2022

Karl Washer on behalf of Little Paddocks Freeholder Limited.  
28 Little Paddocks  
Ferring  
BN12 5NJ

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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:

OWPC47446

The application appears to run contrary to a number of Material Planning Considerations, and be in conflict with a number of Local Planning Policies.

We believe the proposal will result in overlooking and a loss of privacy to both adjacent properties, No's 11 & 13 Little Paddocks and also to subsequent neighbouring properties.

In particular an overshadowing of and a loss of light to No 13 Little Paddocks which is situated to the NE of the new dwelling. (Arun Local Plan D DM 1.3 Impact)

Furthermore, we feel the design and appearance, although subjective, of the elevations are in stark contrast to the characterful bungalows of the unique northern green space of Little Paddocks and appear not to be in harmony with the distinctiveness of the wider setting, paying little regard to the current spatial amenity and pattern of the street scene and therefore will not positively contribute to the locality. (Arun Local Plan D DM 1.1 Character)

We consider the Street Scene renderings supplied with the application are not reflective and for clarity attach a number of photographs, in addition we feel a site visit by the Planning Officer may prove enlightening before progressing.

We would like to draw the attention of decision makers to an application on a similar site in a nearby location, Ref: FG/128/21/HH.

On behalf of  
Little Paddocks Freeholders Limited.

(As unable to load photographs, sent direct via E:mail to Case Officer).

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](mailto: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>