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28th August 2020

Martin Down
8 East Onslow Close
Ferring
BN12 5RR

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/68/20/HH
Site Address: 9 East Onslow Close Ferring BN12 5RR
Description of works: New balustrade balcony to existing flat roof extension.

Thank you for your internet representation made on 6th August 2020 which has been recorded as an objection with the comments as follows:

OWPC28850

I am writing to object, in the strongest possible terms, to the transformation of the flat roof to the rear of number 9 East Onslow Close into a usable outdoor space in any form.

In her application, Ms Jackson claims that we have refused to discuss this with her but there has, in fact, been

When he last spoke to me, in mid-2019, he informed me that they planned to repair their crumbling chimney but failed to mention their balcony plans which, in the event, preceded the chimney-repairs.

It is regrettable that the work has been partially carried out and I hope this will have no bearing on your decision. A simple Google search would have told Ms Jackson that planning permission was needed and any reputable builder should have informed her of this before commencing work.

While we appreciate the reported tragic circumstances the Jacksons find themselves in, we feel this has no relevance to the issue. A more normal response to such a situation would be to install a stair lift or set up sleeping accommodation on the ground floor to allow access to the garden during palliative care.

We need to consider the long term consequences, as the balcony would remain long after the current residents have moved on. The next incumbents could well be a young family and the potential for noise nuisance, in addition to overlooking, is clear. The Jacksons may intend to sit quietly on the balcony but others may choose to use it to barbecue, party and play.

When you carry out your site visit, I invite you to come and sit in our summerhouse and on the benches by our pond, where we go to relax, to see how this alteration next door has robbed us of our privacy. The current proposal is for "artificial laurel trellising" to the north elevation. Such screening is wholly inadequate as it is full of holes (no pun intended). We are, in fact, overlooked by the north, south and east elevations, to the front and rear of our property. It is, in effect, a viewing platform for a sizeable portion our outdoor space.

Ms Jackson mentions her objection to the required screening due to its similarity to a shower cubicle, I feel

that the current balustrade resembles a child's playpen and that her proposal would be like a plastic jungle. The only aesthetically pleasing solution is to go back to an unadorned, unencumbered and unusable flat roof. Ms Jackson's assertion that number 1 East Onslow Close, a similar property, has a balcony is interesting as that balcony is at the opposite end of the house and overlooks a road. We would not object to this being mirrored at number 9, as it would overlook the Close and be an acceptable distance from our house. At the "chimney-end", where number 9 have added 2 sets of French doors opening onto a flat roof, Number 1 has 2 small windows, presumably the original design.

To summarise, the current balcony robs my family of our privacy and totally changes the way we feel in our front and rear gardens, negatively impacting our quality of life. The proposed nod towards screening does nothing to diminish this in any way. A full, wrap-around screen would create, in effect, a roofless, unsound-proofed, second-storey extension. None of these options seems desirable to me. I would ask that retrospective planning permission be denied and that the flat roof be returned to its original state.

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.