



Ferring Parish Council
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Your Ref: OWPC23908
Our Ref: FG/76/19/OUT
Please ask for:
Mrs A Gardner

5th August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application for outline planning permission for the erection of 1No. dwellinghouse in rear garden - This application may affect the character & appearance of Ferring Conservation Area. This application affects a Public Right of Way

The Old Flint House Church Lane Ferring

Thank you for your internet comments made on 5th August 2019 which has been recorded as **'an objection'** with the comments as follows:

The proposed additional residence in the garden of this substantial property in the Ferring Conservation Area would be detrimental to the harmony, balance and overall character of the property within the restricted grounds and amenity space that would remain for The Old Flint House and conflict with the Ferring Neighbourhood Plan Policy D DM1.

Furthermore, policy D SP1 "Design" requires development proposals to make efficient use of land but reflect the characteristics of the site and local area in their lay. While we note that the design features are held in reserve, the intrusion of any additional property within the gardens would not then reflect the original spacious, open garden characteristics of the site. The loss of the garage would reduce the parking allocation with potential for further loss of garden to compensate. This must all be viewed in context as the historic building and feature gardens were formed for the purposes of the ancient Rectoral Estate of the Bishop of Chichester and as such have a unique heritage within the Conservation Area of this historic village.

The access from Church Lane is unmade, privately maintained, narrow, unlit and a shared space with a Public Right of Way providing a direct link to the Glebelands recreation ground. It is consequently well used by walkers, dog walkers and both adults and children accessing or leaving the recreation ground. There is no defined boundary to the PROW. The path is bordered by dense vegetation and fences limiting visibility for vehicles emerging from the grounds of The Old Flint House. An additional dwelling will no doubt generate additional numbers of vehicles and vehicle movements where such were not originally intended, conflicting with policy NPPF Para 108 and increasing the erosion of the surface of the PROW or changing its character.

Ferring Parish Council urges ADC to respect the ancient setting and unique heritage of this historic site and refuse this application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully



A handwritten signature in black ink, consisting of stylized, cursive letters that appear to read 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning