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11th September 2020

Michael Murray
6 Foamcourt Waye
Ferring
Worthing
West Sussex
BN125RD

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/88/20/HH
Site Address: 15 Foamcourt Waye Ferring BN12 5RD
Description of works: Demolition of existing garage and extension. Extensions and renovation of existing property including raising of existing ridge height, dormer windows to front and rear elevations and a two storey rear extension.

Thank you for your internet representation made on 9th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29506

I live in the property opposite the applicant and whilst I realise that no longer planning necessarily take account depriving neighbours of views of woodland, farmland and sunshine, this application effectively builds a 'wall' across the front of my property depriving me of these natural delights.

Other issues

Impact on the appearance of the area

The street scene consists 95% bungalows of pre and post-war design all similar roof height and design of applicants property.

There are NO HOUSES along the entire length of the road adjacent to protected open countryside. The appearance of the road scene is of low small roofs with plenty of sky visible at low levels.

1 Increasing the roof level and size significantly above that of almost every other property in the vicinity will completely change the appearance of the area.

2 The increased roof level and build will significantly dominate the street scene and will stand oddly out of place.

3 The converted property would dominate sky line views for long distances from the west. West of the property lays protected countryside and well used rural pathways and farmland.

4 The proposed front and rear face areas appear to be double that of the existing face area, causing a significant dominating impact.

5 The proposed ridge of the new property is 400% the length of existing ridge and nearly 33% higher than existing roof.

Effect of the level of daylight

The enormity of the roof structure and extension will reduce the level of daylight in the afternoon and evenings to properties adjacent and opposite.

Loss of privacy

This development will cause a significant loss of privacy, two dormer windows and two roof light windows will look directly onto my property whereas there are currently none.

I really do not want to sit in my lounge and to look at a huge roof and 4 windows peering at me. Surely there should be some common decency to privacy in your own home.

Impacts on Highway safety

The application changes a small bungalow into a four bedroom family property. With that you generally you get more vehicles, there does not appear to have been any comment on car parking.

It would appear there is only one place for a vehicle, so other vehicles would have to be park on the roadside. There are currently NO vehicles that park on the road. ALL properties have sufficient provision to park at least 2 vehicles on a driveway. In terms of safety, there are no pavements, so pedestrians only have the road to walk on, so keeping to the verge is required for safety. Vehicles parked in the road are a hazard as most pedestrians are elderly.

More thought is needed on the parking provision of this application for the safety of local people.

Over development

The distances at roof level currently are open in appearance along the whole road, this development crowds the appearance and closes the gap between properties.

I would have no objection if the plans were in line with other properties but the massive increasing of roof area, both in height and width is a significant over development for the area. There is nothing like it in the road.

General comments

I have found apposing this application difficult as I would not wish to cause problems for my new neighbour but this works both ways, the size of the proposal is so big it changes the appearance of the area and could affect people's mental health. A more modest proposal would be acceptable.

Like many other people that move here to retire, we like the quite low lying bungalows, open sky appearance attracting similar type of people. People live here because of how it looks now. Generally, this is not an area for family size properties but for similar thinking retired people wanting quiet in their latter years.

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.