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22nd September 2020

David R Herring
23 Ferringham Lane
Ferring
BN12 5NB

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/94/20/HH
Site Address: 7 Little Drive Ferring BN12 5RF
Description of works: Conversion of roofspace to habitable use and conversion of roof from hip to gable end and single storey rear extension.

Thank you for your internet representation made on 21st September 2020 which has been recorded as an objection with the comments as follows:

OWPC29747

I am writing to object to the above referenced planning application.

The plans submitted are not representative of the existing structure at the time of the application and the elevations are incorrectly marked. The owners of the property have already commenced works on the rear extension without planning consent. There was formerly a wooden glazed conservatory with a glazed flat roof on the south east corner of the property. This has demolished and replaced with a new extension, with concrete cavity walls and a new pitched tiled roof altering both the footprint of the building and roofline, this is not shown on their planning submission as having already being completed. The photos submitted as part of this planning application are out of date and are not representative of the actual structure at the time of this planning submission either. This would appear to be an attempt to deceive both Arun Council Planning Department and all those parties affected by the proposal. The elevation drawings have also been incorrectly labelled, the front of the property faces west and the rear is in an easterly direction, however the front is indicated as east on the plan and the rear as west.

The reasons for my objection are as follows:

The proposed development is out of size and character of the neighbouring properties, the dormer will be directly overlooking the adjacent properties at 11 Little Drive and 14 Upper West Drive. The conversion of the hipped end to a gable end on the north elevation will also directly overshadow number 8 Little Drive and our property to the west.

Paragraph 13.4.3 of the adopted plan for Arun 2011 to 2031 specifically states that any extension should "not lead to overlooking, overpowering or overshadowing of adjacent properties" clearly the application is in breach of this.

The proposed planning application does not demonstrate that it has been designed to respect the property

and its surroundings. The proposed application by the construction of the rear ground floor extension and conversion of the loft space will increase the liveable floor space by over 100%, which is disproportionate to the existing and neighbouring properties. This is clearly in breach of paragraph 13.4.4 of the adopted plan.

The adopted plan also states in paragraph 13.4.5 "All extensions and alterations which are visible on the street-scene should respect the established and pattern of the street, and make a positive contribution to the locality" clearly this application is in breach of this guideline.

My wife and I as owners of 23 Ferringham Lane have the benefit of a restrictive covenant over six of the properties that were built in Little Drive including number 7 Little Drive. The covenant specifically states that the property "should comprise only one storey with all the rooms arranged on the ground floor and no rooms should be constructed in the roof space and no window or opening should at any time be made in the roof of such bungalow or building "

We were somewhat surprised by the planning application made by the owners of 7 Little Drive as they had already been made aware of this breach of covenant and we are currently in a legal dispute over the breach of covenant which will result in a judgement being made against them in the High Court if they continue with this development.

I would request that due to the discrepancies within the application and the fact that the proposed plans will be in breach of the adopted plan for Arun 2011 to 2031 the application should be refused or at the very least go before a full planning hearing and a site visit be made by the planning committee to review the plans and objections to this application, prior to any decisions being made.

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.