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13th July 2021

Mark Stacey & Francoise Webster
Watersedge
Florida Road
Ferring
West Sussex
BN125PE

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/97/21/HH
Site Address: 4 Florida Close Ferring BN12 5PF
Description of works: Erection of front and rear extension, loft conversion and detached garage.

Thank you for your internet representation made on 12th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38139

The planning application states "Erection of front and rear extension, loft conversion and detached garage". The current dwelling is a detached bungalow. To describe the application as a "loft conversion" is misleading. The existing pitched roof structure will be replaced by a flat roof and the existing roof skyline will be replaced by a square cube like structure extending out at all sides. By removing the sloping pitch and introducing straight walls, the original building no longer bears any correlation to the existing structure. The developer purchased the property in 2021 with an existing floor plan that including four bedrooms on the ground floor. The developer is rebuilding the current dwelling, adding an additional floor to a property with no current habitable living space in the loft to become a two-story property with five upper floor windows facing out to the front of the property. Because of their positioning, they will will overlook and provide a view directly into our property, removing our privacy in our Upper floor bedroom / front and side view windows, Ground floor bedroom, Ground floor lounge; Ground floor conservatory, Outside space where our outdoor dining and seating areas exist. Currently, there are no windows at the property that can see into our property or garden and privacy has been upheld since its building in the 1930's. A window to the west elevation will directly overlook our garden. The proposed addition of a glass balcony to the rear elevation will enable us to be completely overlooked.

The proposed development does not respect local context and street pattern or, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area. The properties facing out to Patterson's Walk are characterised by gardens with large spacing between each detached plot with minimal shadowing / overlooking. The design will engulf the width of garden space and create an overbearing effect for the properties to the east and west of it and by reason of its size and siting represents an un-neighbourly form of development that would have an impact on the neighbouring properties. The design is unlike any other neighbouring property in terms of its proximity to other houses. It will be out of keeping with the

properties in Florida Close and from the seafront vista. The plans do not show the distance from our boundary wall where the corner of the proposed study meets our property boundary. This area is our main paved garden seating area. We already experience noise from the current layout of the property. To bring this closer to our boundary will further increase noise. We have a downstairs bedroom situated close to where the garage is currently situated. To convert this to living space would introduce noise that does not exist currently. The developer will ask for approval mid-build to use the ground floor extension as a terrace, serving the proposed upper floor. The developer's application includes approval to re-site the existing garage. The proposed siting is less than 1 metre from our boundary and would include construction of a wall facing our window that has been in place for 21+ years. This will remove our source of natural light. The siting of the proposed garage will remove our access to be able to maintain our existing telephone line - as the cabling runs into our house from the east wall of our property. The main water supply to our house is fed by a pipe which runs from the developer's property straight to ours under where the proposed site of the garage will be built. This is the reason the garage is built on its current location. We are concerned about the impact to our foundations if works are carried out so close to our existing property

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 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 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/weekly-lists>

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.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.