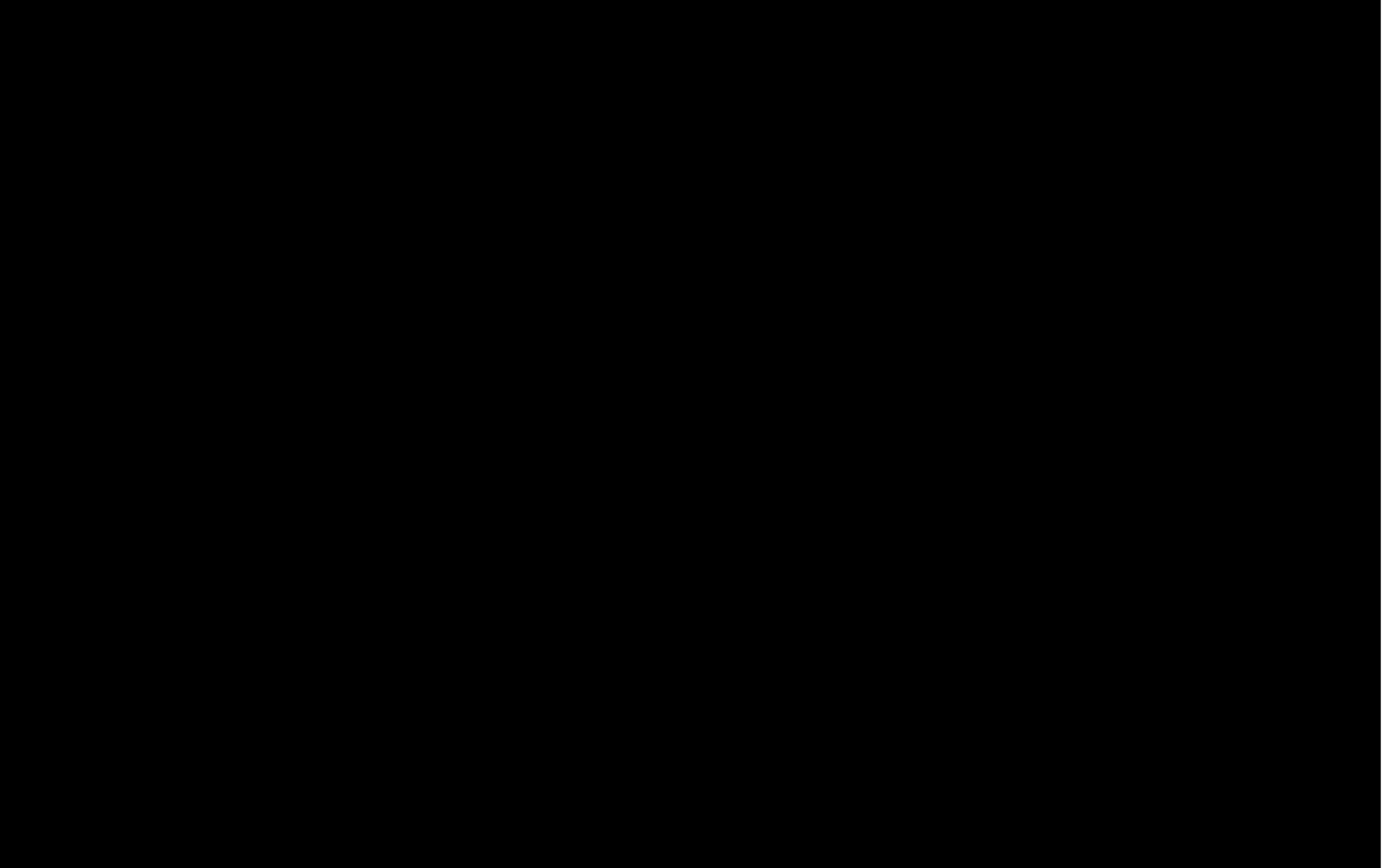




From: Richard Cowser [REDACTED]
Sent: 02 October 2019 13:49
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Anne Cowser [REDACTED]
Subject: A/110/19/HH

Dear Mr Denton,

Further to our phone conversation earlier today I note the measurements quoted by the applicants are assumed by you to be correct and that if they are otherwise any planning approval would be invalidated. As I said I have not personally been able to check that a 9m extension would be one metre from our griselinia hedge, which is the boundary between our property and Field House.

I have taken another look at the Block Plan.

The pink area fails to show any part of the proposed elevated 4.5m-wide patio extension. (The current patio is the roof of the Lower Ground floor of Field House so an extension to it should be shown). Rather the block plan indicates that the current patio will not be extended. Figure 1 of my 25 September letter shows the correct block configuration. The block plan shown with the planning application is totally misleading as all it shows is that one corner of the two story house will be within one metre of our boundary hedge.

The reality is different, since the extended and elevated patio will also largely run one metre from our boundary, and at a height which will mean that **the base of the patio is level with the top of our fence**. Imagine the current patio, shown in the photo below, which is at the moment some 9 metres away from our fence, coming right up to this fence, and running for a length of 4.5 m along the top of the fence.



This would result in anyone standing on the south-west corner end of the extended patio appearing to be standing on top of our fence and looking directly down into our garden, not just across it.

Similarly the rear of the two lower ground floor windows on the (western) side of the proposed extension will be above the fence (indeed I think well above the fence) so anyone inside will also look directly down into our garden rather than across it.

The intrusion into our privacy would be extreme.

We also believe that because Field House is built on a slope any extension will need unusually deep foundations particularly where it would come closest to our boundary, and that were it to be built only one metre from our boundary it would prove impossible to build this extension without damaging the roots of our hedge and the roots of the 10-12m high fir tree in our garden adjacent to this extension. [We are not certain that the statement that no crowns of any tree would be within 5m of the extension is accurate, since we think the crown (i.e the highest point) of our fir tree may be within 5 metres, as the tree leans slightly to the east and its highest point is directly above our fence]. There are no plans that show where the drain for the new rain water pipe from the roof would go (there is currently one on the existing SW corner of Field House that would have to be replaced), but clearly this drain could not run within this one metre gap between the patio and our boundary as that would certainly damage the roots of our boundary hedge.

Any damage to our property, i.e. hedge or the fir tree, would not be acceptable, and planning approval for any extension in Field House needs to contain a condition that no damage of any nature whatsoever is to occur to the property of Beavers Brook, either during building work or as a result of the extension being built so close to our boundary, and in particular that our Griselinia hedge boundary and our Fir Tree must not be damaged.

Because of the depth of foundations that will be needed we believe that the above condition could only be met if any extension comes no closer than 3 metres to our hedge boundary. We also believe that there should be no window on the side of the lower ground floor that enables those inside to look directly down into our garden (rather than across it), and that there should be no patio extension at all at the back.

Whilst we are not opposed to Field House being extended, we certainly do not feel that the current planning application should be approved.

Regards,

Richard Cowser