

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 November 2020 08:44
To: Planning Scanning
Subject: FW: Application for extension Ref: FG/142/20/HH 22 The Poplars Ferring

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Save the environment - think before you print.

From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 17 November 2020 15:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application for extension Ref: FG/142/20/HH 22 The Poplars Ferring

Please attach as rep.

Finlay Gardner
Planning Officer,
Planning Department

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From: [REDACTED]
Sent: 17 November 2020 15:51
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: Application for extension Ref: FG/142/20/HH 22 The Poplars Ferring

Dear Mr. Gardner,

RE: Planning Application FG/142/20/HH. 22 The Poplars, Ferring, BN12 5QL

We are the owners of No 21 The Poplars which is link-detached to the South of the above property. Our neighbor informed us briefly that she was having plans drawn up for a rear extension, but we had not seen any detail on this until the plans were published on the Arun Planning web site recently.

Nos 21 and 22 are linked by two single skin and one single skin party wall with a flat roof of GRP running continuously across both properties. The area to the East side between us is a driveway area owned by us with a narrow foot path owned by No 22 running alongside it. The boundary is marked by paving on the ground and a hedge.

We have some grave concerns, not with the overall plan, but with the detail and how the construction work is likely to cause damage to our property. The existing plan also shows that a small corner of our property would be built over (the existing and agreed boundary is not shown correctly on the proposed plan). This we are open to negotiation/agreement on as detailed below as we have no wish to be obstructive to the development.

Our main concern is a structural one - demolishing the single skin walls of No. 22 and digging out footings for a new cavity wall as shown on the proposed plan may well damage our bathroom walls with their enclosed water pipes and tiling. We need to protect our tenant from this: putting the only bathroom out of commission for repairs would require the re-housing of our tenant. We believe it might be possible to undertake the work and minimize risk to us if the builder draws up and follows a suitable procedure agreed with building control and ourselves. We will require a Party Wall Agreement, a risk assessment and a schedule of works to be in place before work commences as well as a proposal from the builder as to how the tenant's car parked on our driveway will be protected. The builder needs to be fully insured including cover for temporary accommodation if it becomes necessary. We would also request that the builder informs us as to the start date so we can be present to witness that no damage occurs to our property.

On the issue of encroachment of the proposed new walls onto our land/ parking area, we assume the existing East side boundary hedge will have to be removed for access to undertake the work. In return for us agreeing to the proposal we will require the erection of a 3 ft high wall or fence running along the existing hedge line on the East side before completion of the work to re-establish separation of the footpath from our driveway.

We would welcome your advice on how to proceed in this matter as we wish to ensure that if the proposed works were to proceed that they do not adversely affect the integrity of our property at No.21.

We are happy and wish that this communication is passed to Mrs. Dycher at No.22 as we do not have her email address.

Many Thanks,

Mr. & Mrs. Graddage