[redacted]

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 20 January 2020 09:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FG/145/19/PL - 31 South Drive, Ferring.

Support letter from agent

Zachariah Denton |Planning Officer, Planning Department, Directorate of Place, Arun District Council |Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Graham Askew [redacted]
Sent: 17 January 2020 11:14
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: FG/145/19/PL - 31 South Drive, Ferring.

Dear Mr Denton

I write with reference to the above planning application, which is due to be determined on or before **28th Jan. 2020**.

I was surprised to read the objection raised by Mr & Mrs Gibbs, at 27 South Drive, and cannot help thinking that perhaps they have not read my Design and Access statement, when looking at the proposed plans. I therefore wish to reiterate the following, to aid you when considering this proposal:-

* The existing house is a detached, two storey building, predominantly covered with pitched roofs. As you will be aware, my clients have already secured planning consent for a substantial extension to this house (FG/166/18/HH). In addition, the existing loft space could comfortably be converted, providing my clients with further accommodation within the roof space, possibly without the need to obtain further planning consent, as it would fall within the GPDO criteria.

* I purposely designed the new house to be the same height as the existing building, currently found at No 31 South Drive. I have also kept roof-lines very simple, thus taking the bulk out of the roof on east and west elevations. The ridge will run north to south through the new building. As such, this reduces the bulk of roof approved under FG/166/18/HH, on the east and west elevations. I believe this design will also allow properties, on the opposite/north side of South Drive, to retain their view of the coastline, between the existing houses.

* The footprint of the proposed new dwelling includes the existing house foot-print and the extension approved under FG/166/18/HH. The only extra floor area equates to a front elevation porch and a single storey rear addition/orangery. Note: The rear orangery will be single storey, not causing any demonstrable harm to this south elevation. If applied for separately, this addition would probably receive a favourable consideration.

* Perceived issues with privacy / over-looking have been considered under application/consent FG/166/18/HH. The property, to the east, has a long front garden, driveway, garage, lawn, etc. The current proposal does not look into this house or the back garden, which is far closer to the shoreline.

The property to the west, is marginally nearer South Drive than No 31 itself. I have endeavoured to show the replacement dwelling in line with the neighbouring dwelling - as the existing house is. There is no intensity of over-looking from or into the application site.

I confirmed that my clients require a two storey dwelling, with light available in the roof void. The proportions of the proposed replacement dwelling are in keeping with the existing house foot-print and, more importantly, its height. Concerns regarding privacy are unfounded as matters are not being made any worse.

The proposed new dwelling will meet 21st century building criteria, including insulation requirements, energy efficient heating, lighting, etc. whilst providing my clients with the accommodation they require for their family. Similar style replacement dwellings can be seen in close proximity to this application site, as well as other, very different style properties.

Should you have any queries regarding my clients' intentions, please do not hesitate to contact my office. I would be happy to meet you on site to discuss the plans.

Yours sincerely

Graham Askew MRICS
Chartered Building Surveyor
[redacted]

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