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From: Paul Bridgwater [REDACTED]

Sent: 22 January 2020 10:52

To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: FG/152/19/PL - 40 Little Paddocks, Ferring

Dear Mr Denton,

I write, firstly, to introduce myself as the owner of the property at the above referenced address for which I am seeking planning permission to demolish & replace with two new chalet bungalows.

I am also writing to respond to some of the concerns raised by two residents of Little Paddocks objecting to my proposals.

By way of background, the property was one of the original holiday homes located within Little Paddocks, a private estate owned by the residence via shareholdings in the estate's management company, Little Paddocks Freeholders Limited ("LPFL"). I purchased the property in early 2014 for my elderly mother & step father who lived there until the end of 2018 when my stepfather passed away & my mother moved to more appropriate accommodation.

The property has sat empty for over a year now whilst I have been considering what to do with it. It is of poor construction reflecting its original purpose as a simple holiday let which makes it extremely difficult to modernise to meet current regulations.

As a consequence, I entered into discussion with the Directors of LPFL to review my options & we collectively agreed that modernising / developing the existing property was impractical. We also considered the replacement of the bungalow with a larger house in a similar design to the new property recently built at 6 Little Paddocks (less than 20 meters away). The collective preference, however, was to replace the existing bungalow with two new chalet bungalows because the plot at number 40 was one of the larger plots in the estate & because chalet bungalows were more in keeping with the majority of properties located there. The Directors of LPFL have authorised (stamped) the proposed planning application that I have submitted & if planning is approved & when construction is completed, will issue a new share certificate to reflect the additional property that will be created within the private estate.

Turning to the concerns raised by residents objecting to my planning application, I have tried to deal with each point below:

1. Over development of the plot -

* There are 53 properties located within the Little Paddocks private estate with a combined plot area of circa 22,220sqm, an average plot size of 419sqm.

- * 40 Little Paddocks has a plot size of approx 645sqm which, under the proposed plans, would be split 365sqm for no. 39 & 280sqm for no.40.
- * 23 of the 53 properties within the private estate have smaller or similar sized plots to that proposed for no.39 & 3 plots are smaller or of a similar size to that proposed for no.40 (both within a 5% margin of error on mapping).
- * The smallest existing plot size within the estate is approx 205sqm, the largest is approx 895sqm.
- * Numerous properties within the estate are built with 1 meter separation from the property's boundary, several are built on the boundary line.
- * The vast majority of the properties within the estate have been substantially renovated & extended over time, many to chalet bungalows & one has been completely replaced by a new five bedroom house.

2. Overlooking adjacent properties -

- * Considerable effort was made during the planning process to minimise the impact on neighbours from the two new properties.
- * Of the six dormer windows proposed for the upper levels of the two new properties, only two are located on roof sides that border adjacent properties. One is a bathroom window & will be completely opaque, the other is a second bedroom with a dormer window that is located 6.6m from the boundary & over 11m from the neighbouring properties.

3. Landscaping around & within the plot -

- * The plot is surrounded on two sides by a verge owned by LPFL for the benefit of the residence of the estate. The verge is planted with a mature hedge along parts of its length surrounding no.40. Whilst this hedge does impact road visibility around the corner of the plot, LPFL have chosen to keep the hedge in place for screening along the edge of the private road. There are no off road pedestrian footpaths within the private estate.
- * The plot's boundary is made up of fencing to the outside & further mature hedging within the fence line. These are to be retained (or replaced if removed for site access) to maintain the privacy of the plot & neighbours.
- * A new access drive / off road parking space is proposed for no.39 leading onto the junction of the northern ring road within the private estate to maximise the turning & viewing area for the benefit of both the property & residents of the northern part of the estate.

I hope the above points provide further clarification & explanation to the concerns raised.

Regards

Paul