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Save the environment - think before you print.

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

Sent: 05 February 2020 13:13

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: FG/152/19/PL

Representation

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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: David Sutherland <[REDACTED]>

Sent: 05 February 2020 13:01

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

Subject: FG/152/19/PL

5 Feb 2020

57 Little Paddocks
Ferring
BN12 5NH



Re: Planning application FG/152/19/PL
40 Little Paddocks
Ferring

Zac Denton
Arun planning Department

Dear Mr Denton,

We do not in general object to the redevelopment of the property at 40 Little Paddocks but we do have some objections and concerns regarding the current plans.

Parking

The bye laws of the Little Paddocks Freeholders do not allow parking on the roads nor on the grass verges, therefore all parking must be on the property itself. The designer Robert Shreeve has planned one driveway space and one garage space for vehicles for each dwelling which he claims is sufficient for a three bedroom dwelling. The probability of the garages being used for a vehicle in these dwellings with very little storage space is virtually zero. Therefore this is not only ridiculous for modern day car ownership but does not meet the recently adopted Arun DC Parking Standards SPD of two spaces per dwelling nor follows the advice in the West Sussex Council Consultation. The latter states that the small garages would be suitable only for cycle parking but not a vehicle and advises that the driveways be large enough for two vehicles. We would suggest two plus a third for visitors or service vehicles would be much more practical.

Two dwellings

Squeezing two dwellings on this small footprint would be an overdevelopment and create two homes with "poky" living space, one of which would have virtually no garden. It would also create a precedent for future overdevelopment in this private estate. We would therefore suggest one larger dwelling on the same footprint providing a spacious home with sufficient storage, ample parking and a garden for the residents and wildlife. This could also negate the need to build upwards which would be more in keeping with the overall neighbourhood.

Thank you for your consideration,

Sincerely,
David & Christine Sutherland