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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: Joe Treherne [REDACTED]

Sent: 26 March 2020 09:37

To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]

Subject: 40 Little Paddocks, Little Paddocks, Ferring, Worthing

Dear Zac,

Further to our conversation yesterday and reviewing the comments received from the Parish Council regarding 40 Little Paddocks on 19 March (attached), please see our responses to these below for your consideration:

- As demonstrated on the site plan (attached for reference) the proposed dwellings continue the existing grain of the existing Little Paddocks development and are appropriate in location and scale.
- Each dwelling, in addition to the integral spaces, provides the necessary 2 off-street carparking spaces required by Highways. The street access to both dwellings has been carefully considered and we note that Highways have no objection.
- The south facing window referred to in the Parish Council's objection is a rooflight to an ensuite and can be in obscured glazing if necessary. Though from both a ventilation and health and safety perspective (in terms of maintenance), we recommend that this not be fixed shut.

- The south facing dormer window to no. 39 is not opposite any first floor windows to no. 41, and maintains a similar distance from its southern neighbour as the properties to the east within the Little paddocks Association.

Please call to discuss as necessary and we look forward to hearing from you.

kind regards

Joe

Joe Treherne BArch (Hons), MArch, DipArch, RIBA

Architect



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