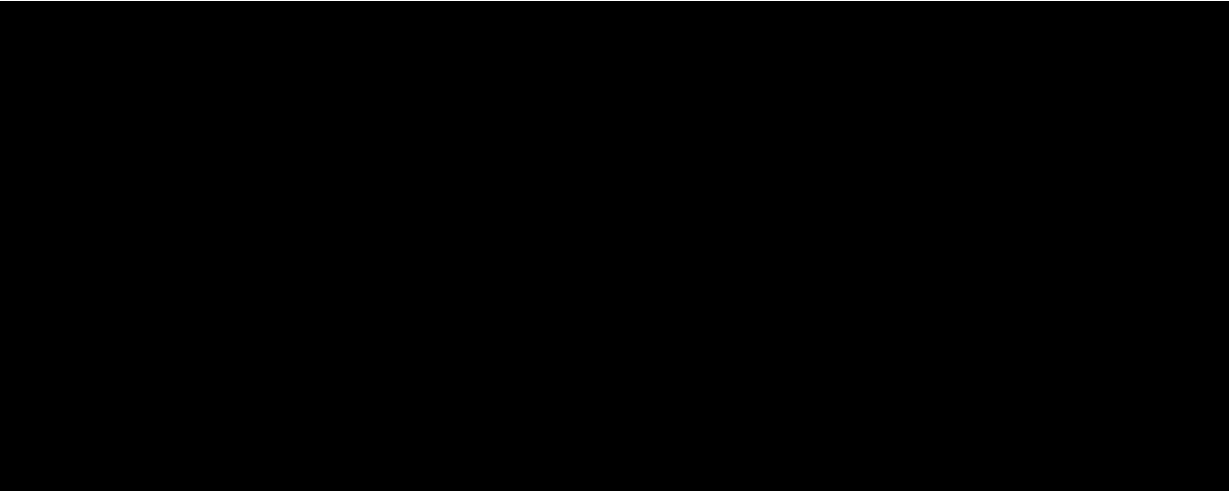
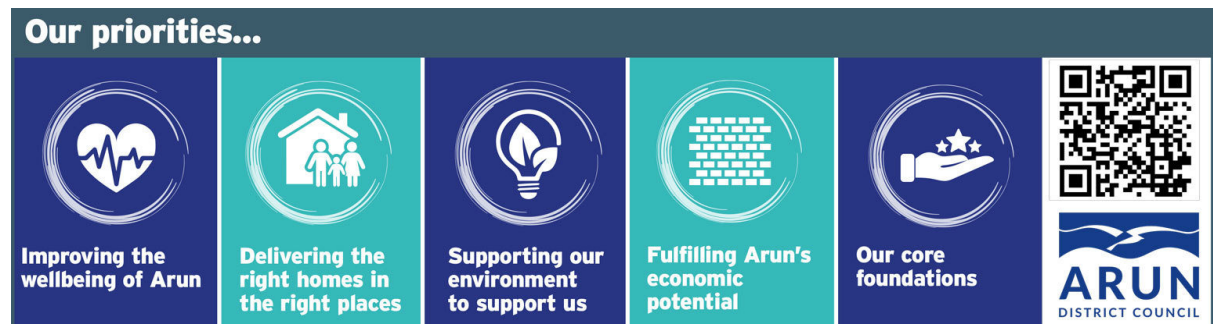


FW: FG/155/25/PL



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From: andrew bridges [REDACTED]
Sent: 19 February 2026 15:22
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: FG/155/25/PL

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Good afternoon Hebe,

Attached picture of plans with fences removed from application, shown with red marker pen as per our telephone conversation last week.

I also drew to your attention the small window to no.30 brook lane that the appeal inspector brought up as an overlooking issue. The said window serves a utility room and lavatory so is a non habitable room so their comment should be discounted.

Another comment by the inspectorate was the proposed development was in front of 11a the grove.... My understanding of "in front of" seems to differ from theirs..... numbers 9,10,11 and 12 the grove's rear gardens are adjacent to 11a the grove and number 20 Brook lane is in front of it, my land is adjacent to a long pedestrian footpath that is the only access to 11a, and from my land it is impossible to see 11a.

There is reference to ratio of proposed development to its amenity space and position of amenity space to the side of house, I'm not sure why a side garden is looked upon negatively? Number 3 the grove has a side garden adjacent to no.2a . All properties on the west side of the grove have gardens with boundary to Colindale rd, south. The garden size ratio to property footprint in almost all the grove are less than my proposal. In brook lane there are also many with lesser ratio, 16,18 brook lane. The row of terraces on the south side of brook lane.

Also mentioned is spacing between plots..... 11 and 12 the grove, space between is too small to access. 10-11 the grove, drive then garage with minimal or no possible access space. 4&5 the grove are semidetached, there is footpath between 1&2 the grove, no accessible space between 2 & 2a. No.3 the grove has a side garden adjacent to 2a.

The massing of the new proposal has been drastically reduced with the ground floor being below natural ground level plus the introduction of hips to the roof. The bottom half of the glass to windows to front elevation has been specified as obscure to maintain privacy, all front windows are openers. Windows to south are obscure glass and Velux window to bathroom facing east will also be obscure glass.

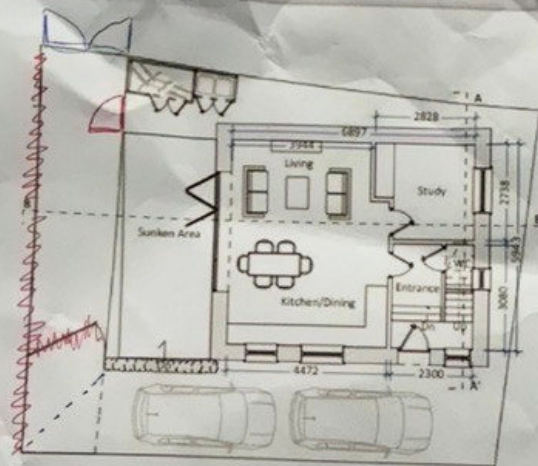
Parking has been accepted by highways, I know this is only advisory as Ferring roads are unadapted. It has been mentioned that 2 vehicles parked adjacent to the grove would be detrimental to the openness of the cul de sac. Nearly every other property has parking outside in the grove. It was a nuisance with minimal parking years ago. When I developed 28 and 30 the grove I incorporated parking to both flats when there was none. I also created 2 spaces and built a new garage at number 32 brook lane more recently, there is never an issue with parking at all. The parking spaces to the proposed development are already in existence and used when I load or unload materials .

I will forward by email some historic photos of the grove and current.

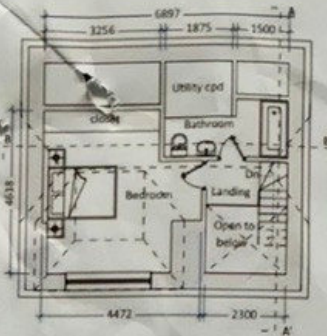
Please let me know your thoughts Hebe,

Andrew

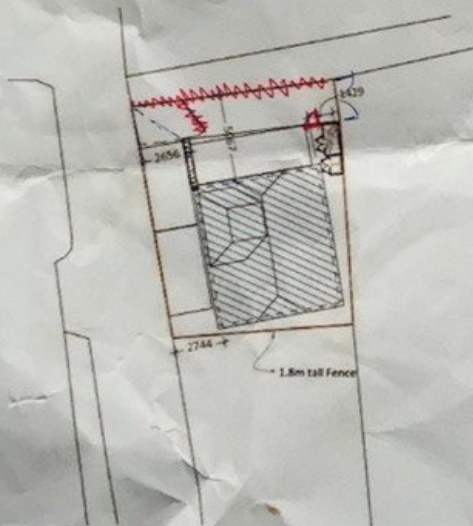
1 of 1



A :: Proposed Ground Floor Plan
01 scale: 1:200



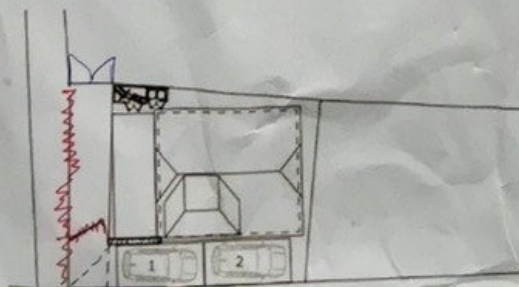
A :: Proposed First Floor Plan
01 scale: 1:200



A :: Block Plan
01 scale: 1:200



A :: Location Plan
01 scale: 1:1250



A :: 2.4 x 4.8 Car Parking
01 scale: 1:200

Sent from my iPhone