

From: Anita Gardner
Sent: 24 November 2017 10:00
To: Planning.Responses
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL

Please treat as additional supporting info from agent

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Save the environment - think before you print.

From: [REDACTED]
Sent: 24 November 2017 09:53
To: Anita Gardner
Cc: karl fish
Subject: 1 Upper West Drive, Ferring - FG/162/17/PL

Dear Mrs Gardner,

I refer to my email below sent on Monday 20 November.

I note from the Arun DC website that the tree officer has recommended refusal due to insufficient information regarding the protected tree. This appears to have been uploaded a day after the Arboricultural report was uploaded. Firstly can I apologise for the lateness of this report. After submitting the application and listening to some of the comments from neighbours it seemed essential to provide this information in order to show that the tree could be protected. I trust the Mr Harvesson will now have a copy of the report. If any further information is required on this subject then I will ask Phillip Ellis to contact the Mr Harvesson direct.

I understand the deadline for comments has now passed and I have reviewed all the comments made by the residents of Ferring and one from Goring. I note that no immediate neighbours have objected within this time period.

I have also reviewed several planning applications around the area including the 2 developments that I have previously mentioned in Barbary Lane and Letchworth Close. Both have created 3 plots that are of a similar size to the proposal at 1 Upper West Drive. The dwellings are also of a similar size. Therefore we are confident that the proposal will create an attractive dwelling on a wide open plot that conforms with the Councils parking standards and space around dwellings

Whilst reviewing planning applications I understand a 2-bedroom dwelling was refused in Beehive Lane, Ferring. I appreciate that this proposal is completely different as the developer proposed a small bungalow after receiving planning permission for the flats that are currently being built. However I would like to look at the reasons for refusal as follows:-

The proposal by virtue of its layout, position and footprint, is considered to represent an overdevelopment of the site which would result in an unduly cramped form of development which would damage the character and visual amenities of the surrounding residential area contrary to policy GEN7 of the Arun District Local Plan, policy 1A of the Ferring Neighbourhood Plan, policies DDM1, DDM3 and EDSP1 of the Emerging Local Plan and the National Planning Policy Framework

1. Overdevelopment of the site – As you are aware there is a large existing garage (37m²) with a steep pitched roof that dominates the site. A replacement dwelling would make good use of this land which is encouraged by Government planning policies. The amenity area complies with the Council's standards and the mature hedged boundaries will provide an instant secluded dwelling. The developments mentioned above that are close to the proposed site replaced existing buildings with 3 plots. All plots are of a similar size, although appear much smaller from the roadside. The proposed site will be double the frontage of the other developments with mature hedging that will remain.
2. Character and visual amenities – The properties to the north are 3 No. detached bungalows, then the 2 small bungalows on the corner of Letchworth Close. The width of these plots measured from the front are as follows:-

• No. 3	10.89m
• No. 5	11.35m
• No. 7	13.0m
• Nairn	8.0m
• Next property	8.0m
• Proposed plot =	19.4m

The majority of the properties are 1950 bungalows that have been altered/extended over the years. The proposed development at Letchworth Close include 2 small bungalows that front Upper West Drive. Both of these properties have no hedging, landscaping or trees. The existing garden at No. 1 Upper West Drive includes a very large detached garage with mature hedging and trees. We feel that a development in this location would match the existing uniform plots to the north and will not damage the character of the existing street scene. The mature hedging and the large tree will ensure that the proposed dwelling will sit comfortably within natural surroundings and will enhance the natural amenities in the area.

I should be very grateful if you would consider the above whilst preparing your report and provide me with an indication the likely outcome of this application at your earliest convenience.

Yours sincerely

Carl Moore
Atterbury Moore Associates

From: Carl Moore
Sent: Monday, November 20, 2017 9:12 AM
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>
Subject: 1 Upper West Drive, Ferring - FG/162/17/PL

Dear Mrs Gardner,

I refer to the current planning application for a proposed small dwelling in the rear garden of No.1 Upper West Drive in Ferring (FG/162/17/PL). I have noticed that the application has received several objections to the proposals and I would like the opportunity to respond to the points raised.

I have therefore attached a second statement that covers these points and I have also included an Arboricultural report from Phillip Ellis with regard to the protected tree. If you would like any further information or like to discuss the proposals then please do not hesitate to contact me.

Yours sincerely

Carl Moore
Atterbury Moore Associates