

From: Anne Pearson [REDACTED]
Sent: 14 October 2021 19:12
To: parishclerk [REDACTED]
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Planning Application FG/162/21/HH - 33 Downview Avenue Ferring BN12 6QW

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Dear Sirs - we have been made aware of your objection to our proposals to erect a 'single storey store room to front' and wish to clarify some points you have raised.

You describe the road of Downview Avenue as 'open plan format' yet there are cars, motorhomes, sheds and work vans parked in almost every driveway along this road in neighbouring properties, along with well established hedges trees and shrubs on virtually every boundary line.

You state our proposals would be 'detrimental to the street scene' and yet you can not see our proposed shed unit from either entering Downview Avenue from east to west or west to east, it has purposely been kept down in height to be lower than the existing dense yew hedges that traverse the entire front of our property.

Our proposal does not project beyond the building line of No.35 (neighbouring property).

You also state that our proposal is 'located at the very front boundary of the site in an open plan garden setting'. Not true. We own the hedges and the grass verge up to the back of the road kerbs, so in effect the proposal is a good 3.1m back from the front boundary of the site at it's narrowest width. Also, in our previous Planning Approval for works to our house we were granted permission to permeable block pave our driveway adjacent to this grass area, of which we still have to carry out, and of which you did not object to at the time. You also did not object to the garage being converted into a bedroom on that application. When the driveway is complete, there will then be 3 to 4 cars parked on this area, so that they are not parked on the road, in keeping with all the other properties in this road, and because of this we feel there has never been the feeling of an 'open plan format' in Downview Avenue.

You also state that the 'properties have garages and access to rear gardens providing alternative options for storage' but in our case and for the purposes of use for our store/shed, that sadly is not the case. My son has two valuable motorcycles of which he wishes to store in the proposed shed, and of which do not fit down the side of our property. These motorcycles have in the past attracted unsavoury characters with the intent to steal. It was the neighbours at No.31 who agreed the position and encouraged us to try storing them in a shed at the front, to keep unwanted eyes off of the motorbikes and give us and our neighbours a sense of security and not encourage crime in the area.

We would like to point out to you that we do not feel that our proposal would set a precedence in the area. There are already two sheds/stores bigger than our proposal and one slightly smaller, all well in front of their building lines and two right on their front boundaries at No.s 12, 17 and 18. All visible from the road.

We stress to you that our motorcycle store WILL NOT BE VISIBLE FROM THE ROAD, unlike the sheds/stores already built at the above neighbouring properties, and hope that our explanations will alleviate any concerns you have, with the hope that you will withdraw your objection.

With kind regards

Mr and Mrs Pearson. 33 Downview Avenue, Ferring BN12 6QW.