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Sent: 03 December 2021 14:58

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

Subject: Re: Planning Application Ref No FG/184/21/PL

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Dear Director of Planning,

I am writing to register my objection to elements of the proposed new replacement dwelling and garage at 1 Greenways Crescent, Ferring, BN12 5EF as currently listed under Application No. FG/184/21/PL.

As you may be aware, the applicant met with some of the residents in Greenways Crescent and it was agreed that the applicant would take on board the concerns raised and would amend and resubmit his proposals, particularly with the new building being positioned much nearer the road and in front of the existing building line. I am led to believe that the applicant's Agent has submitted these amendments but unfortunately these have not been incorporated into this Application for planning procedural reasons. Therefore, my comments below, generally relate to the existing scheme and not the amended proposals (i.e. not the substituted drawings) and relate to Design objectives listed in the Adopted Arun Local Plan 2018:

- The location of the new dwelling is considerably further forward in the plot and closer to Greenways Crescent road than the existing property . This has a significantly overbearing impact on the neighbouring properties and the whole of the road. The grass verge is also used as a foot path alongside the tarmac road. There are a number of older residents and children living in the road and this verge is essential to the wellbeing of all neighbours.
- The proposed dwelling is set at a 90 degree angle to all the other properties in the road. There is significantly more “bulk” in the proposed dwelling than the existing house which is made worse by bringing it nearer to the road. The mass and size of the new dwelling would be invasive and exceedingly unneighbourly in the proposed position in this small cul-de-sac of 9 existing properties. The building should be moved further back into the existing plot to reduce the impact.
- The gable end of the building facing Greenways Crescent has considerable height and is much larger than the previous roofline of the existing building. This creates a very “bulky” feel to this side of the dwelling and not in keeping with the neighbouring properties. The first floor has a large expanse of glazing which overlooks the neighbouring properties. The impact of the gable end can be reduced by moving the development further back into the plot .

- Should permission, in whatever form, be granted, I would request that a Construction Method Statement be drawn up and agreed with the Applicant. Greenways Crescent is a narrow cul de sac, with trees lining both sides. The exceedingly large delivery vehicles have difficulty negotiating the road and the thoughtless parking of contractors, have in the past, caused serious difficulty in gaining access and egress to the properties in the road, including the weekly refuse collection vehicles. Therefore, we would want to see the following criteria included in the Construction Method Statement:

- No materials or green waste produced as a result of the clearance of the site , demolition works or construction works associated with the development shall be burnt on site because of the impact on the air quality and amenity of the neighbours.
- No works will commence on site until the builder has produced a site specific Construction Method Statement and it has been agreed. To protect the neighbours including children and elderly people, we would expect as a minimum -
 - All site / visitors vehicles to park on site and not along Greenways Crescent which is a very narrow road and no tarmac footpaths. There is also no street lighting along the road.
 - Adequate temporary fencing to limit / prevent access on to the site by young children and pets
 - Regime to keep the road clean of mud and debris from the site
 - Measures for controlling the emission of dust , dirt and other airborne pollutants during demolition and construction works
 - Measures to control of noise coming from the site during demolition and construction works

I trust that you will take these objections into account when deciding this application. I genuinely feel that the current proposals are not in keeping with the scale and character of the adjoining properties . The Applicant did meet with my neighbours and a number of these issues were resolved albeit these amendments have not been included within the current application.

If you wish to discuss any of these matters, please do not hesitate to contact me either through my email address or on the telephone number shown below.

Yours faithfully

Ms.Jenny Willson

6 Greenways Crescent,

Ferring BN12 5EF