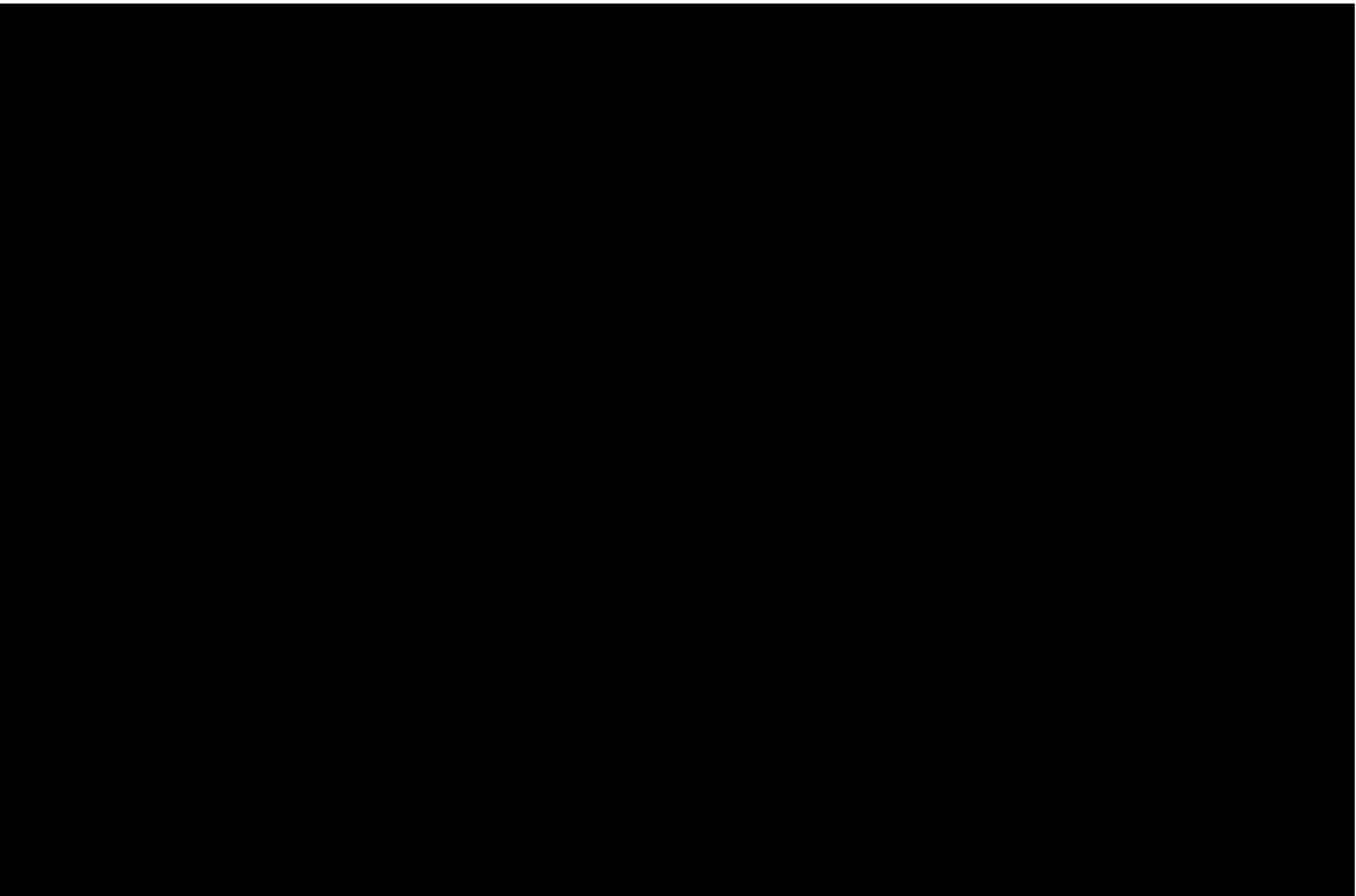




From: Michael Pearce (MPA Surveyors) [REDACTED]
Sent: 26 April 2019 17:18
To: Juan Baeza
Subject: RE: 63 Midhurst Drive, Ferring

Dear Juan,

Please see attached supporting statement.

Regards

Michael Pearce
BSc(Hons) MRICS
[REDACTED]

Michael Pearce & Associates Ltd Chartered Surveyors
[REDACTED]

From: Juan Baeza [REDACTED]
Sent: 18 April 2019 15:34
To: Michael Pearce (MPA Surveyors)
Subject: RE: 63 Midhurst Drive, Ferring

Dear Michael,

On further inspection it is apparent that officers have delegated powers to deal with this application so there is no need to report it to committee for a decision. I am hoping to have a report ready so that a decision can be made for the 3 May 2019.

I have not made a final view on what recommendation I will be making.

Can you please agree to an EOT to the 3 May?

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Michael Pearce (MPA Surveyors)

Sent: 12 April 2019 09:06

To: Juan Baeza

Subject: 63 Midhurst Drive, Ferring

Dear Juan,

I would be grateful if you could give me an update on this application. Has the advertisement period ended now? When is it likely to go to committee? Are you still recommending it for approval ?

Regards

Michael Pearce
BSc(Hons) MRICS

Michael Pearce & Associates Ltd Chartered Surveyors

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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Surveyors**

**Architectural
Consultants**

Planning Dept
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

26th April 2019

Dear Mr Baeza,

**Ref: FG/1/19/PL Amendments to Conditions 4 & 5 of Approval FG/1/18/HH
Loft Conversion and Single Storey Rear Extension.
63 Midhurst Drive, Ferring. West Sussex. BN12 5BQ.**

Further to the recent planning application and unusually high number of objections I wish to submit the following supporting statement:-

Firstly the majority of the objections unfairly mention that the applicant has somehow tried to bypass the original planning conditions and as a result of being found out, is now trying to get round the issue by seeking to change the original conditions. This is simply not the case. As you know when you visited the property on 5th December 2018, the development had not been completed and was unoccupied. Furthermore it is not possible to buy Velux windows which are fixed shut or indeed with obscured glass. It is therefore quite normal to adjust them afterwards to meet planning conditions. Under no circumstances was the applicant waiting to see if she could simply get away from having to comply with the planning conditions.

As you will recall from your original visit, two of the windows merely look onto the blank roof slope of the neighbouring property, (No 65) and it therefore seemed logical to apply to have these two windows as clear glass and openable as this would be of huge benefit to the quality of the living space and have little impact on the adjoining owner. You will note that these windows overlook No 65 Midhurst Drive, who have raised no objection to this application.

As far as the locks and film are concerned which have been applied to the other Velux windows, you have already confirmed that you are happy with these, so I see little point in going through the various comments raised which relate to them.

With regard to the ability to be able to open the windows on an occasional basis to clean and maintain them, I consider this to be a perfectly reasonable request. It is very difficult to clear Velux windows from the outside, due to their sloping nature, together with the restricted nature of the access down the sides of this property. I fully appreciate that there is a level of trust with this, which is why my comments in the first paragraph of this report are so important.

Finally I wish to comment on the unprecedented number and nature of objections raised by this application. This application relates to side facing windows, which by definition only impact on the two immediate neighbours, one of which (No65) has raised no objection. As such there can only be one objection worthy of consideration, (from No 61). Despite this there have been a total of 31 objections, albeit several have come from the same property. I do not see how anyone other than the two immediate neighbours could possibly be effected by this proposal, especially people living in different parts of Ferring or as far afield as Hove ! I can therefore only assume that all of these objections have come from a result of being canvassed and do not have any real bearing on the case.

I also consider the level of objection to be completely unreasonable bearing in mind that a total of twelve properties in Midhurst Drive have loft conversions with side facing windows, all of which have clear glass and fully openable windows. Included in this list of twelve are three properties which have objected to this proposal ! These include numbers 61, 57 and 55, all of which have objected to this proposal, but enjoy the benefit of side facing opening windows themselves, with clear glass !

I would therefore like to show the following examples of side facing windows in Midhurst Drive, which have clear class and are fully openable in a hope that this will clearly demonstrate how unreasonable the objections have been and fully justify the reasons for approval.

Yours sincerely,



Michael Pearce
BSc(Hons) MBEng MRICS



Photo 1. 79 Midhurst Drive – large dormer with side facing clear glass openable windows.



Photo 2. 79 Midhurst Drive – clear glass openable velux windows.



Photo 3. 71 Midhurst Drive – clear glass openable velux windows.



Photo 4. 71 Midhurst Drive – clear glass openable velux windows.



Photo 5. 67 Midhurst Drive – clear glass openable velux windows.



Photo 6. 63 Midhurst Drive – clear glass openable velux windows.



Photo 7. 61 Midhurst Drive – large dormer with side facing clear glass openable windows.

(Note: This property raised objections to this application).



Photo 8. 61 Midhurst Drive – large dormer with side facing clear glass openable windows.

(Note: This property raised objections to this application).



Photo 9. 61 Midhurst Drive– clear glass openable velux windows.

(Note: This property raised objections to this application).



Photo 10. 57 Midhurst Drive – clear glass openable velux windows.

(Note: This property raised objections to this application).



Photo 11. 57 Midhurst Drive – clear glass openable velux windows.

(Note: This property raised objections to this application).



Photo 12. 55 Midhurst Drive – clear glass openable velux windows.

(Note: This property raised objections to this application).



Photo 13. 55 Midhurst Drive – clear glass openable velux windows.

(Note: This property raised objections to this application).



Photo 14. 45 Midhurst Drive— clear glass openable velux windows.



Photo 15. 45 Midhurst Drive – clear glass openable velux windows.



Photo 16. 43 Midhurst Drive – clear glass openable velux windows.



Photo 17. 35 Midhurst Drive – clear glass openable velux windows.



Photo 18. 22 Midhurst Drive – clear glass openable velux windows.



Photo 19. 40 Midhurst Drive – clear glass openable velux windows.