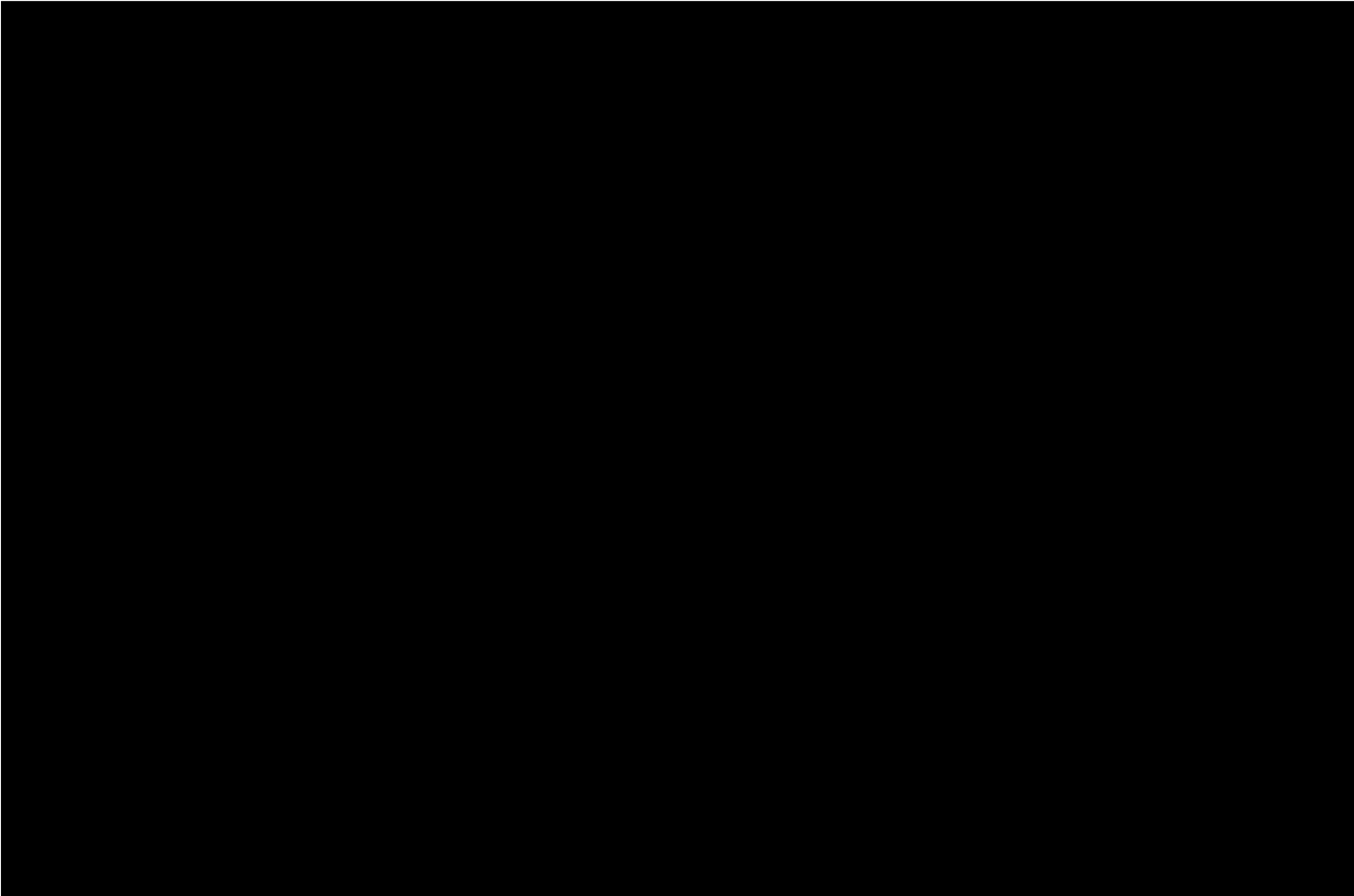




From: [REDACTED]
Sent: 03 March 2019 11:28
To: Andrew Wood
Subject: planning application FG/220/18/PL New house in garden of Elm Lodge, Tamarisk Way, Ferring, BN12 5ER

Dear Andrew

Having carefully examined this application against the policies embedded in the Arun Local Plan, we believe that the application contravenes these policies in the following ways:-

SITE DENSITY

Ref Arun Local Plan 13 .2.11 &12

This back garden site is unsuitable for such a large and unneighbourly building (described as a chalet bungalow, but in reality a house) which effectively fills the available land. The offer to move the proposed building by a couple of meters is response to the Arun Council Drainage Engineer's Recommendation to reject the plan clearly illustrates the constraints of the site. The property would still only be 3 metres from the edge of the storm water drainage pond, with the west side of the building now being very close to the boundary fence. The two proposed houses would be very close together and we note that the conservatory on Elm Lodge (part of FG/186/18) would need to be removed in order to accommodate a space between the two houses which we suggest is too narrow for such large properties. This contravenes the Arun Local Plan items 13.2.11 & 12

The applicant states that ‘the new plot size would be bigger than many in Tamarisk Way and therefore the proposed dwelling would not result in over development or detract from the visual amenity of the setting for the occupiers of surrounding properties’.

As owners of one of the surrounding properties, we would utterly refute this and point out that whilst the plot sizes may be smaller, the bungalows are correspondingly smaller and appropriate to each plot size.

BUILDING

Ref Arun Local Plan 13.2.10

The proposed house plans call for 3 full length balcony windows on the first floor, 2 of which will look down directly into habitable areas and gardens of Magalia (one of these windows fully covers the entire 1st floor gable). We would point out that this is in addition to a third window which is to be installed in Elm Lodge and which is in fact less than the recommended distance from Magalia (see discussions held at a site visit from a member of the Arun Planning Dept. in November last year). This presents an excessive and unacceptable intrusion of privacy and we believe this to be contrary to the requirements of the Arun Local plan as detailed above

STREET SCENE

Tamarisk Way is composed of mainly single storey bungalows, well maintained and attractive examples of 1930’s stock and part of the development and heritage of historic Ferring. The street view is of buildings that exist in complete harmony and have a symmetry of distance between them.

We have attached pictures below to illustrate this. We do not accept the applicant’s assertion that the proposed design is in any way complimentary to these buildings. It is clearly not.

The ‘post- modern’ style of the proposed house and alterations to Elm Lodge are highly suitable for the urban Home Counties, but are completely out of character and sympathy with the houses in and around Tamarisk Way and along Sea Lane. The use of cladding, blue slate tiles and grey windows bears no resemblance to any building materials used in the vicinity of Tamarisk Way and would stand out like a ‘sore thumb’.

The applicants own street scene (diagram 696/07)only serves to demonstrate how dominant the proposed property would be.

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DRAINAGE

Examining the exchange of correspondence regarding drainage, we note that it seems to give greater emphasis to technical rather than practical matters. We would draw attention to the fact that 2018 was an exceptionally dry year and our experiences show that following heavy rainfall, the surrounding area does indeed flood, as demonstrated by the pictures attached to correspondence dated 15th February 2019

The drainage both on land and road in the immediate vicinity and South Ferring is via the pond, a small number of ditches and two roadside soakaways. We would submit that greater consideration must be given to the fact that covering the ground by building will inhibit the natural absorption of rainfall by natural means.

We also note that the flood map obtained from the Environment Agency specifically reflects threats from sea and river water only and is therefore not relevant to the matter in hand.

Kind Regards

Peter and Ruth Sims
Magalia
Tamarisk Way,
Ferring
BN12 5ER