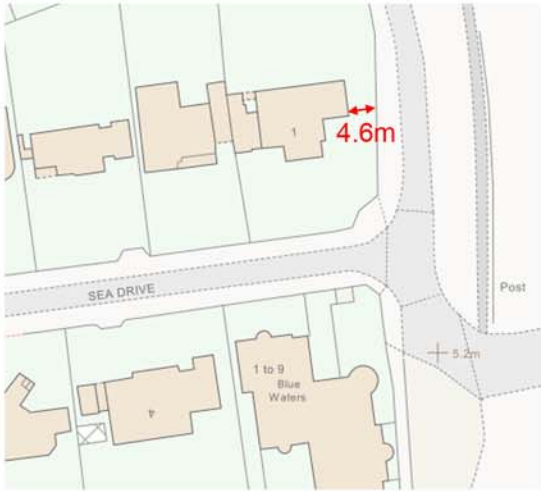


CHARACTER OF SEA LANE CORNER PLOTS - SIX NEAREST JUNCTIONS TO SITE WITH SEA LANE



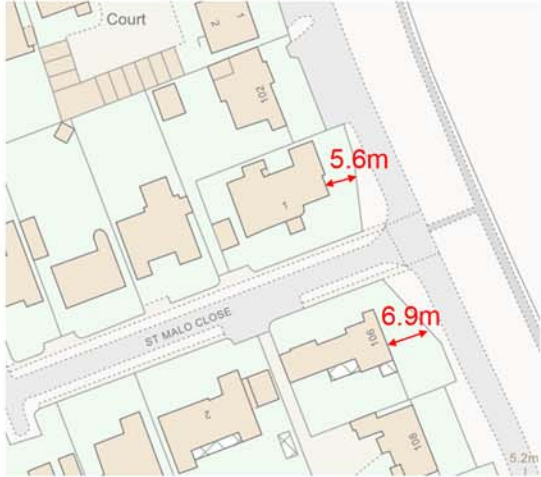
1 Sea Drive - chalet bungalow with rooms in roof opposite flats. Sited only 4.6m away from boundary and visually prominent from Sea Lane. No open aspect.



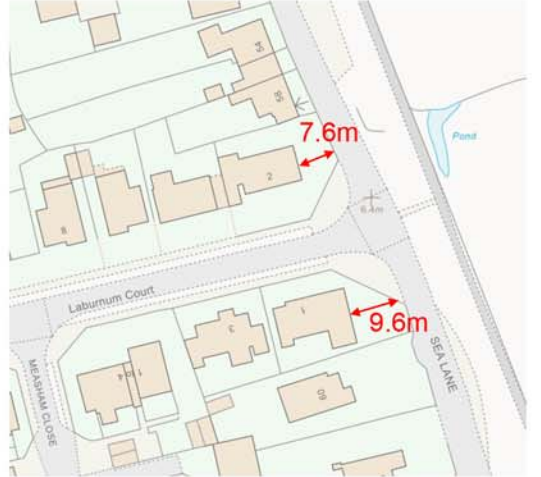
72 Sea Lane and 51 Beehive Lane - single storey bungalows. No open aspect or symmetry. 51 Beehive Lane behind planting.



106 & 101 St Malo Close - three storey dwelling to south and single storey bungalow to north. Both visually prominent from Sea Lane and unsymmetrical.



1 and 2 Laburnum Court - one two storey chalet bungalows, one single storey bungalow. No open aspect or symmetry. Prominent.



St Malo Court & St Helier Court - two storey apartments, visually prominent from Sea Lane. Minimal setback from Sea Lane (4.8m and 6.5m)



IMPACT OF PROPOSED NEW DWELLING ON CHARACTER

The Officers Report for Planning Approval FG/186/18/HH at Elm Lodge stated "By virtue of the scale, mass and design...the extensions are not considered to give rise to any adverse impact upon the spatial pattern or character of the area".

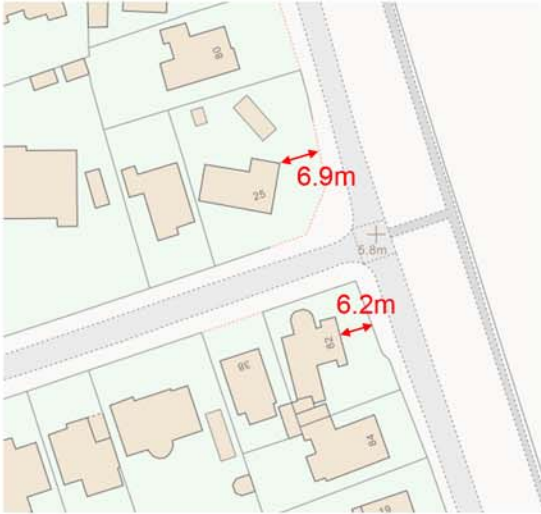
The proposed new dwelling replicates the scale, ridge heights and design features as approval FG/186/18/HH, situated well behind both the Sea Lane and Tamarisk Way building lines to ensure the character or open aspect of the area junction is not impacted. The proposed dwelling rationalises the pattern of existing development along Sea Lane, which is characterised by unsymmetrical and visually prominent corner properties, an average of 6.7m away from the edge of their boundaries fronting Sea Lane. There is a mix of apartments, single storey, two storey and three storey dwellings.

While Elm Lodge and Magalia have uncharacteristically large front gardens, in the case of Magalia this is due to a lack of amenity space at the rear. The site of Elm Lodge is 46.2% larger than Magalia, therefore can accommodate gardens for Elm Lodge and the proposed dwelling comfortably, while siting the new dwelling 8.4m away from the boundary and still retaining a lower-than-average site density for each dwelling (see 'Plot Size and Density Table for local area comparisons').

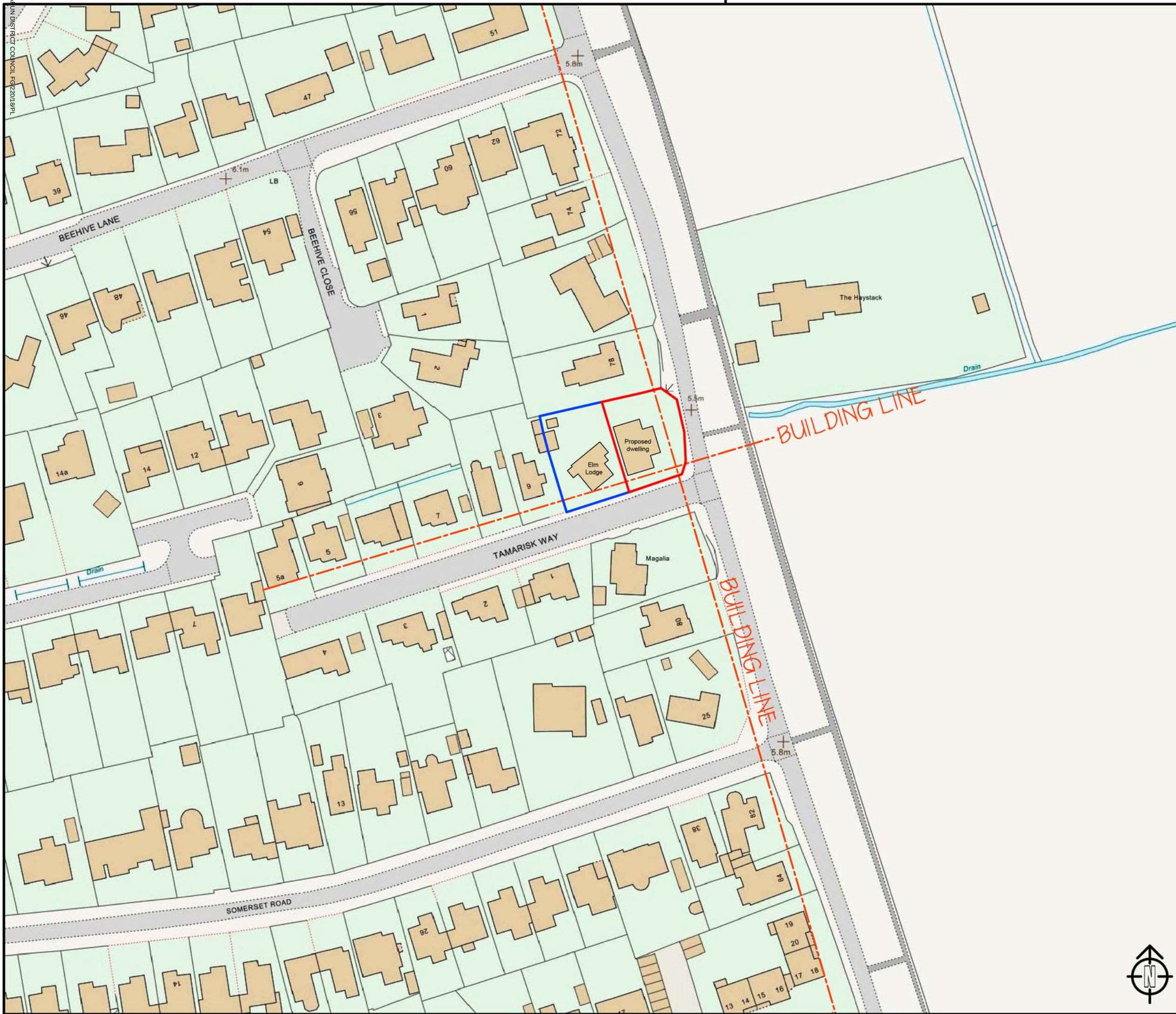
The visualisation to the left shows the 'open aspect' is still easily maintained, especially when compared to the other corner plots along Sea Lane which are more visually prominent.



82 Sea Lane and 25 Somerset Road - two storey chalet style dwelling and full two storey dwelling respectively. Visually prominent from Sea Lane and entirely unsymmetrical. Open aspect to 25 Somerset Road but not 82 Sea Lane.



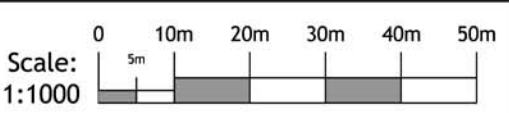
Proposed new dwelling - open aspect still maintained.



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A	MARCH 2019 PROPOSED BOUNDARY & DWELLING RE-SITED
DATE	REVISIONS

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Client MR & MRS M JENKINS

Job Title LAND ADJACENT TO:
ELM LODGE
TAMARISK WAY
FERRING
WORTHING
BN12 5ER

Drawing Title
PROPOSED LOCAL AREA
PLAN

Scale 1:1000. At A3

Date DECEMBER 2018 Drawn By KAJ.

Drawing Number 696/PLAP. Revision A

'OPEN ASPECT' OF ENTRANCE TO TAMARISK WAY



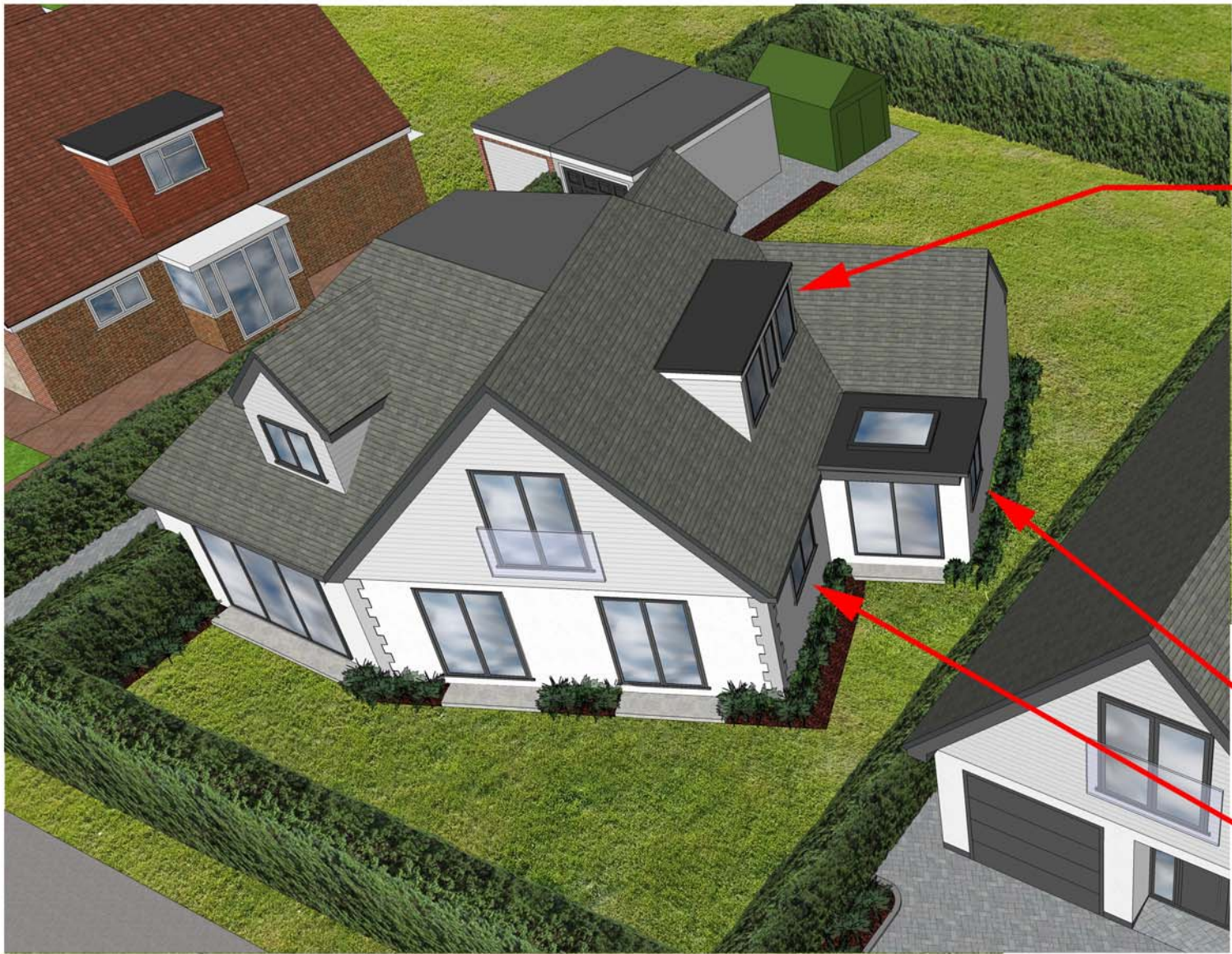
Objections have been made regarding the potential loss of open aspect at the junction of Tamarisk Way and Sea Lane. The photos above were taken in November 2018, shortly after purchasing our property. At this time, the site was enclosed from Sea Lane, lacking any open aspect due to the dying and out-of-control leylandii trees which had not been maintained for several years, much like the pond, since the property was completely unoccupied from December 2016 until our purchase in October 2018. The below photographs are taken from Google Street View dated 2014, which shows that our site has been completely enclosed and lacking any open aspect for at least 5 years. As such, we do not understand how the 'open aspect' contributes to the character of the vicinity, given this open aspect was only established by us 5 months ago when we had the trees felled.



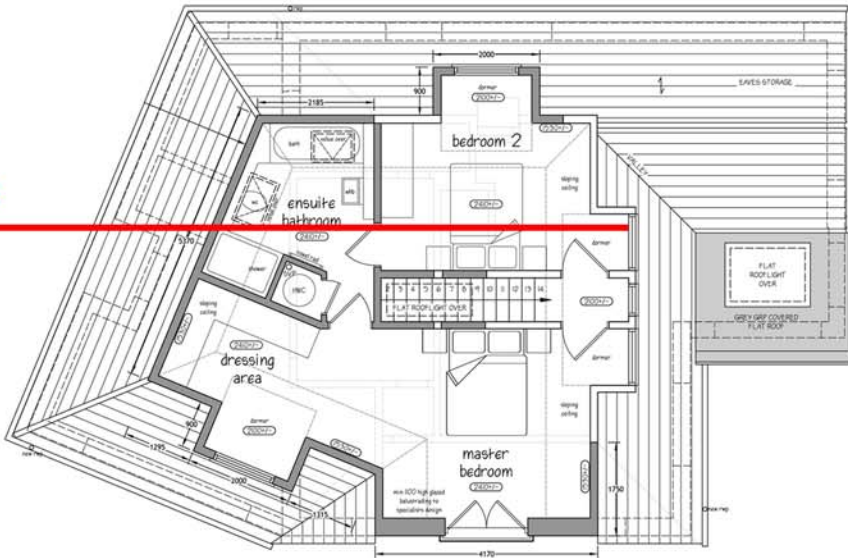
With the dying trees now removed, we appreciate we have opened the aspect at the entrance to Tamarisk Way. However, the visualisation to the left below shows how our site will look when approval FG/186/18/HH is completed. The visualisation to the right below shows the open aspect is still maintained, since the proposed dwelling sits well behind the Sea Lane building line and still enables far more of an 'open aspect' than prior to November 2018. The materials match those approved in FG/186/18/HH to ensure a harmonised street scene.



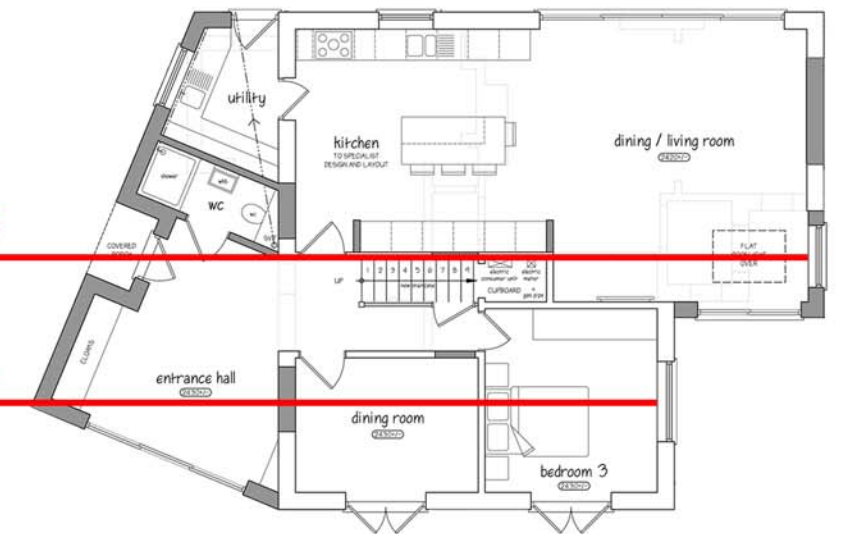
IMPACT OF PROPOSED NEW DWELLING ON APPROVAL FOR ELM LODGE (FG/186/18/HH)



non principal windows



non principal windows



non principal windows

Objections have been made regarding the potential loss of 'symmetry' of 1930s properties Elm Lodge and Magalia at the entrance to Tamarisk Way. There were no objections to approved application FG/186/18/HH, which approves the complete transformation of Elm Lodge using contemporary materials and design features synonymous with the local character of Ferring, which has seen multiple applications approved and constructed utilising Cedral cladding, render and anthracite grey framed aluminium windows in recent years.

Both dormer inset balconies with glazed French doors removed and glazing to front elevation reduced significantly to further harmonise with approval FG/186/18/HH, the design and character of which was deemed acceptable.



'OPEN ASPECT AND SYMMETRICAL NATURE' OF ENTRANCE TO TAMARISK WAY



Existing view of site and open aspect of the Tamarisk Way/Sea Lane entrance when viewed from Tamarisk Way

The proposed visualisations below show that there will be minimal impact on the 'open aspect' of Tamarisk Way/Sea Lane entrance when approached from Tamarisk Way resulting from the addition of the proposed new dwelling. It sits behind the existing building line of Tamarisk Way as well as Sea Lane, to ensure the siting and aspect is in keeping with all other surrounding properties and corner plots along Sea Lane.

The aspect and outlook at the entrance to Tamarisk Way is blocked by dense Monterey cypress trees lining the east of Sea Lane, historically combined with our now-felled leylandii trees. The visualisations below show the aspect remains largely unchanged when approaching Sea Lane from Tamarisk Way as a result of the proposed new dwelling, since the ridge height, massing, typology, scale, separation distances and site density of the proposal is harmonious with the road.

We note a few objectors have identified Magalia and Elm Lodge as 'gatehouses' to Tamarisk Way. This is untrue – they were the first two properties to be built on Tamarisk Way in the 1930s, both having little regard for their relationship with Sea Lane or their site context, resulting in the atypical siting and lack of discernible front elevations. When constructed, Elm Lodge had a plot area of 1834sqm extending halfway along Tamarisk Way, almost three times larger than the original plot of Magalia (688sqm). Magalia has also been extended so the two properties are no longer harmonious, and FG/186/18/HH was approved to adapt Elm Lodge so it no longer resembles Magalia in any way. In the absence of any objections to application FG/186/18/HH, it is our view that local residents and Arun District Council did not consider the 'symmetrical nature of the Tamarisk Way entrance', now highlighted by some objectors, as a planning issue affecting the character of the area previously.



Visualisation of approved view of site and Tamarisk Way/Sea Lane entrance with Planning Approval FG/186/18/HH shown.



Visualisation of approved view of site and Tamarisk Way/Sea Lane entrance with Planning Approval FG/186/18/HH and proposed new dwelling shown.

IMPACT OF PROPOSED NEW DWELLING ON APPROVAL FOR ELM LODGE (FG/186/18/HH) - DAYLIGHTING STUDIES



9am 21st June (Summer Solstice) - no impact on Elm Lodge's daylight



Midday 21st June (Summer Solstice) - no impact on Elm Lodge's daylight



4pm 21st June (Summer Solstice) - no impact on Elm Lodge's daylight



9am 20th March (Equinox) - no impact on Elm Lodge's daylight



Midday 20th March (Equinox) - no impact on Elm Lodge's daylight



4pm 20th March (Equinox) - no impact on Elm Lodge's daylight



9am 22nd December (Winter Solstice) - no impact on Elm Lodge's daylight



Midday 22nd December (Winter Solstice) - no impact on Elm Lodge's daylight



4pm 22nd December (Winter Solstice) - no impact on Elm Lodge's daylight