



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

phone:
fax:
e mail:

Date: 12th April 2022

REPLY TO OBJECTIONS

Site Address: Garden to the East of 61 Sea Lane Gardens,
Ferring, West Sussex

Proposed Works: Proposed 2/3 bedroom chalet bungalow

Main objections

- Car Parking / turning
- Trees
- Density / existing character / gaps between dwellings
- Garden space
- Overlooking (north and south)

Car Parking

We have attached a 1:50 plan showing the car parking area and proposed turning space. It should be noted that this access and car parking area is existing and has parking for up to 10 vehicles. Therefore restricting this access to 2 vehicles will ensure that the access is used less frequently.

It is also noted that the Highways Authority have raised no objection.

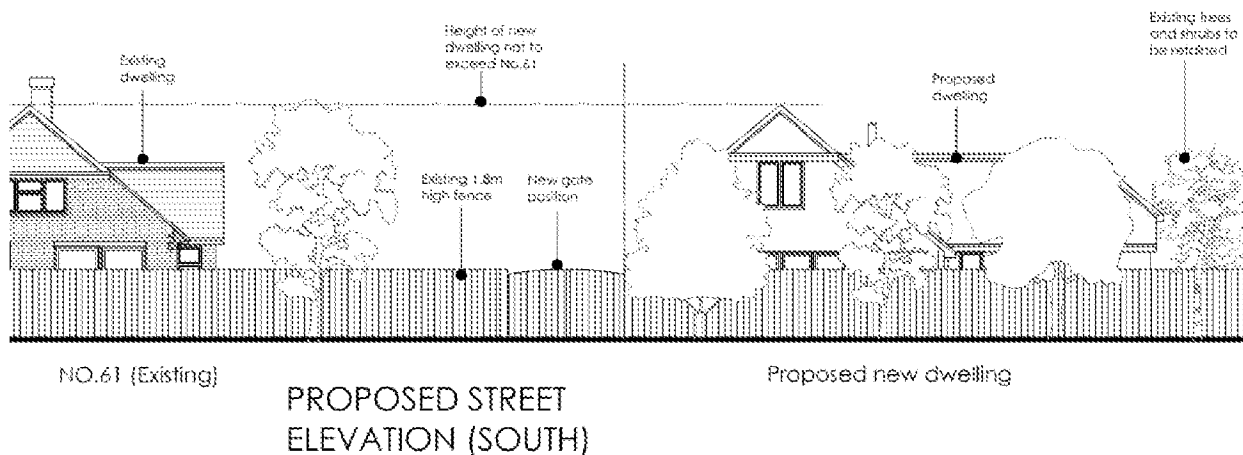
Trees

Due to the strong winds in February, 2 trees adjacent to the highway have been removed. One was unrooted and damaged the owner's fence on the south boundary. The second, close the eastern entrance was dangerous and therefore the owner contacted Arun District Council. The Council agreed that this tree was dangerous and removed the tree.

It is in the interest of the owner to retain these trees as they will ensure that the property will be mainly hidden from view. As a neighbour has mentioned, the majority of the trees are in the verge adjacent to the highway and therefore not owned by the applicant.

Density / existing character / gaps between dwellings

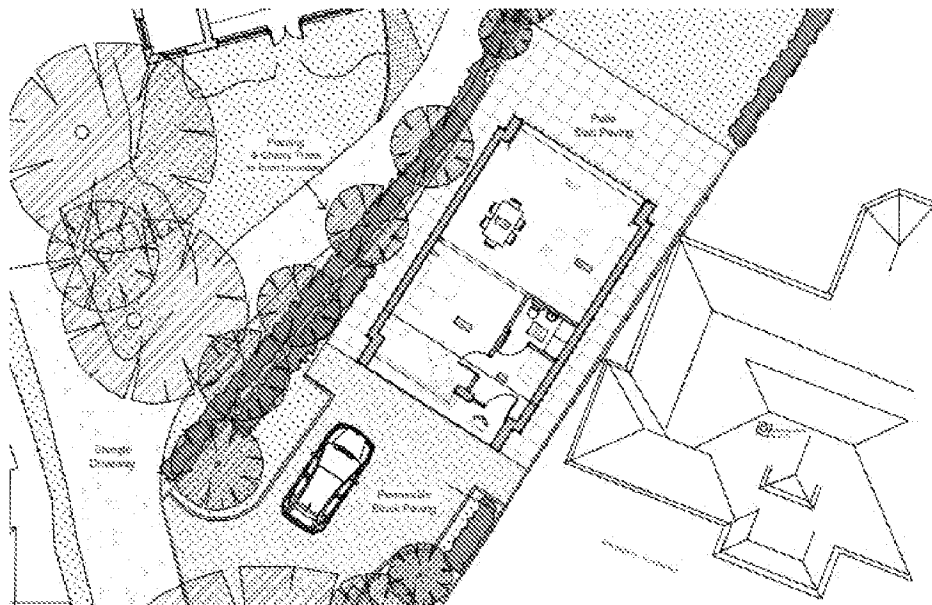
It has been pointed out that the character of the area is low density, houses are well separated and there is a semi- rural atmosphere.



The submitted drawings clearly show that the gap between dwellings will be retained. The new dwelling will be approximately 12m away from No. 61.

The street scene also shows that the semi-rural atmosphere will be retained. The proposals do not include the removal of any trees around the boundary. Unfortunately the recent strong winds have removed 2 trees but the proposed dwelling will still be very well screened from the road. This can be confirmed when the Planning Officer visits the site.

Please note that a new dwelling was approved adjacent to 55 Sea Lane Gardens in 2018 (FG/94/18/PL). The new dwelling was positioned approximately 1.2m away from No.59 Sea Lane Gardens. The section of drawing below (taken from the Council website) shows the small gap between dwellings.

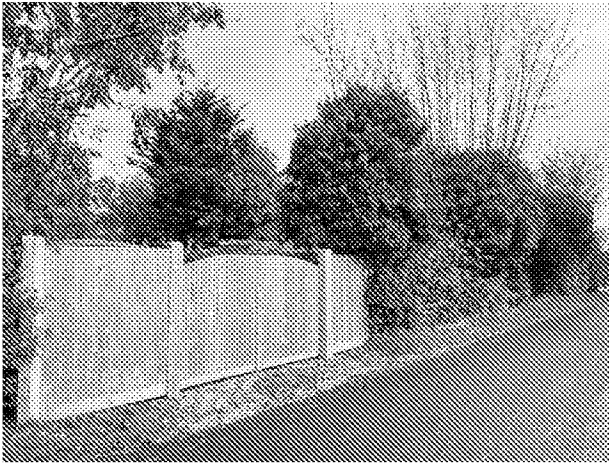


The new dwelling (above) was also a contemporary design that some would consider out of character with the existing area. The proposed dwelling adjacent to No.61 is considered to be in character as it matches the surrounding dwellings in design and the materials used.

Therefore, we feel that the proposal will retain the existing semi-rural appearance, will provide a substantial gap between dwellings and will not be out of character.

The photos below show the existing trees that surround the site.





Garden Space

The amenity area around the dwelling will be 127sqm. Although not a conventional rectangular shape at the rear of a dwelling this still equates to a large garden area.

The southern area will include a patio area that will be screened by the existing fence and the trees for privacy.

It is assumed that No.36, opposite the proposed site has been constructed within the constraints of the existing boundaries. Therefore this also includes an unconventional garden in a corner plot. The gap at the rear (taken from the OS Plan) appears to be in the region of 1.9m. It could be said that the proposed plot is within character of the surrounding area based on this plot at the entrance to Sea Lane Gardens.

Overlooking

The first floor windows to the north and south will be a considerable distance to the neighbouring dwellings which also includes the highway and trees. This will be no different to first floor windows at most dwellings in Sea Lane Gardens.

It is our opinion that there will be no overlooking, overshadowing or overbearing of the neighbours properties. An obscure Velux rooflight will be included in the roof on the west elevation. This rooflight will be positioned at high level.