

M P Murray
6 Foamcourt Way
Ferring
West Sussex
BN125RD

Your Ref: OWPC18116
Our Ref: FG/42/18/HH 07-03-2018
Please ask for:
Ross Leal

8th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing detached garage & rear conservatory, enlargement of existing driveway, single storey side extensions, extension of existing roof over proposed extensions with 5 No. dormer windows.

17 Foamcourt Way Ferring

Thank you for your internet representation made on 7th May 2018 which has been recorded as **'an objection'** with the comments as follows:

I refer to the above application and wish to register an objection.

Impact on the appearance of the area

The street scene consists 90% retirement bungalows of classic pre-war design all of these are the same roof height and similar design as original property in application.

There are NO HOUSES along the entire length of the road facing the protected open countryside nor the straight length that the property in question is positioned. The appearance of the road scene is of low small roofs with plenty of sky visible at low levels.

Notes on proposition

1 Increasing the roof level significantly above that of the majority of existing properties in the vicinity will change the appearance of the area, and set a precedent for future house conversions. This could lead to a 'terrace' of houses with minimal gaps between.

2 The increased roof level and build will significantly dominate the street scene and will stand out of place.

3 The converted property would dominate sky line views for long distances from the west. West of the property lays protected countryside and well used rural pathways and farmland.

4 The proposed front and rear face areas appear to be over double that of the existing face area. This will have a significantly dominating impact on the appearance of the area.

5 The proposed ridge of the new property is FOUR TIMES the length of the existing ridge and nearly 33% higher than existing roof.

6 Whilst the covering letter quotes other properties of same ridge height 7 & 5 are significantly away and do not impact on the immediate area and 21 is a large bungalow with a ridge 50% shorter than proposed on a significantly larger site, thus does not dominate.

The main issue is the enormous change in size of the roof. Should a precedent be set here then it could lead to the road scene finishing up as a 'wall' of houses leading to questions on infrastructure issues, drainage, traffic movements etc.

Effect of the level of daylight and privacy of existing property

1 The enormity of the increased roof structure and extension over garage will reduce the level of daylight in the afternoon and evenings to properties adjacent and opposite.

2 The two new windows facing the roadside overlooking other properties will reduce privacy of existing properties

3 The left dormer window appears to be a bathroom, even with defused glass it is inappropriate to have a first floor bathroom facing the road and peoples lounges.

General comments

The distances at roof level currently are open in appearance along the whole road, this development crowds the appearance and closes the gap between properties at roof level.

I would generally have no objection if the plans were in line with other properties that had been enlarged but the massive increasing of roof area, both in height and width is a significant over development for the area.

I have found apposing this application very difficult as I would not wish to cause problems for my new neighbours but the size of the proposal is so big it changes the appearance of the area and could affect people's living. A more modest proposal would be reasonable.

I moved here to retire, most of my neighbours are retired, liking the quite low lying bungalows open sky appearance attracting similar type of people. People live here because of how it looks now. Foamcourt Way is generally not an area for family size properties but for similar thinking retired people wanting quiet in their latter years. It is shame that the new neighbours have submitted such a large proposal out of keeping of what local people want to live with.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning