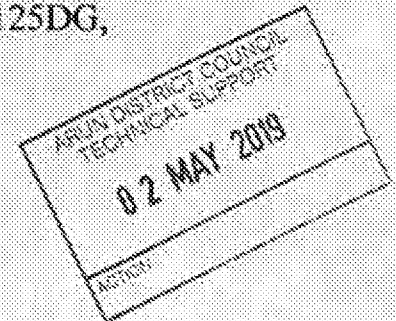


to scan
FG/42/19/HH

Mr T & Mrs B F Jardine,
20 Singleton Crescent,
Ferring,
West Sussex,
BN125DG,

27.04.19

The Group Head of Planning,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF.



Ref :- FG/42/19/HH. 22, Singleton Crescent, Ferring, BN12 5DG. Single storey front extension, side extension, conversion of garage to habitable use and conversion of roof space to habitable use to include a rear dormer and 3 front roof lights.

We wish to bring the following comments to your attention:

- The Architect's planning notes on the drawing No. AR-138-07 are misleading. Note 1 states that No.27 is opposite No. 22 and the street scene will be **unaffected**. This is **untrue** No. 27 is approximately **150 yards** away almost out of sight with a large weeping willow tree and 3 very large Acer trees in front of it. (**See photograph 1 attached**)
- Note 3 refers to No. 28 having had a loft extension that is the same as the proposed. This is also misleading as the loft extension was placed in the **existing** loft in a sympathetic manner as to not make any changes to the street appearance of No.28.
- The Planning descriptions and site notice only refer to 'conversion of roof space' and it is not clear to the reader without sight of the proposal plans that the application is to raise the existing roof by approx. 1 metre on the north side and 1 ½ metres on the south side and to extend it forward by approx.3 metres.
- The proposed extremely big enlargement of the roof on this small bungalow on a very small plot will have a **significant negative impact on the street scene**.

Where as No. 27 is tucked away in the back of a concave bend, on a large corner plot and had an existing 2 storey house next door , No. 22 is in the **prominent** position on a convex bend in a road of single storey bungalows. (See **photograph 2 taken from the north side and photograph 3 taken from the south side**)

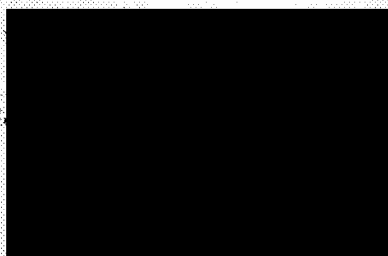
- The photographs on the architect's submission showing the bungalows opposite (No. 43 and 45) indicate that while the original roofs are higher than those opposite there is approx 4-5 metres gap between the eaves of each bungalow so not affecting daylight of each or neighbours.
- The proposed extremely big enlargement to the roof is going to have a **significant negative effect on daylight** to the immediate neighbours especially the neighbour on the North side (No. 24).
- The Proposed Dormer windows would not have been a significant problem in the existing roof space with regard to the privacy of existing properties but in this proposed extremely big enlargement to the roof, the dormer windows will be a metre to a metre and a half higher which will have a significant detrimental effect to the privacy of the existing neighbours. This is more exaggerated to No. 20 on the south side as No. 22's roof is inclined towards that side, making the proposed dormer windows very intrusive at the proposed height.
- Considering all the above as a whole it is our opinion that the proposed extremely big enlargement of the roof will have a detrimental impact on the appearance of the area and a detrimental effect on the level of daylight and privacy of existing properties. These are material considerations as identified in The Arun District Council Planning Services Guidelines.

Notes:

1. On diagram AR-138-07 it shows a proposed 150x150mm oak post nearby the existing 600mm deep manhole. The sewer from No. 20 enters that manhole from that direction. Is this a building control issue?
2. This site is surrounded on all sides by retired people. Can a restriction be put on development to be between 8am and 5pm Monday to Friday?

Yours Sincerely

T & BF Jardine
Encls.



PHOTOGRAPH

1



2



3

