

Mr J and Mrs L Hassett
24 Singleton Crescent
Ferring
BN12 5DG

Neil Crowther
Group Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

10 May 2019

Dear Mr Crowther

Planning reference: 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.

The above taken from section 4 of the planning application describes the proposed works as a single storey front extension which is not reflected in the plans and there is no mention of the single storey rear extension that is shown on the plans. Perhaps this needs clarification.

We have given very careful thought and consideration to the above proposed development and whilst having no wish to antagonise Mr and Mrs Wilmot who are our immediate neighbours or cause them undue distress we have outlined below our observations and objections that are as impartial as possible given the circumstances and meet the material considerations criteria as set out in Arun District Council's Planning Services guidelines.

1. Appearance of the area and the design

Appearance and layout of the proposed development

Planning notes 1 "The proposed design replicates the original house design opposite No 27" (we assume this is an error and should read No 22)

The property shown in the photograph is a bungalow not a house, as are all the immediate properties to either side and opposite No 22. The scale of the proposed development, the lifting of the ridge height and the extension of the roof pitch to the front and rear of the property will dominate all the immediate surrounding properties and fundamentally change the street scene. You can see from photographs 1.1, 1.2, 1.3 that no other bungalows in the immediate area have had their roof line altered and this section of Singleton Crescent retains the original street scene as set out when the estate was built.

Planning notes 2 The loft conversion of No 28 was achieved without the need to make alterations to the roof pitch or height, therefore retaining the original design, size and shape of the building from the street (the only change to the front elevation of the property being the insertion of roof lights). The same cannot be said for this proposed development.

Planning notes 3 No 27 is situated on a corner plot on the outside curve of Singleton Crescent. Although now a large dominant property the building's position on a large plot and within the estate minimises to some degree the effect it has on the surrounding properties. The property is also screened by several mature trees, including a very large weeping willow. The same cannot be said for the proposed development of No 22 which is currently a small bungalow on a narrow plot set in a row of similar properties and if the current plans were to be approved will become a large house that will overshadow the surrounding properties, in particular the two neighbouring bungalows.

2. Effect on the level of daylight and privacy of the existing property

The proposed increase in the ridge height by up to 1.5 metres to a level in excess of 5.7 metres and the subsequent moving forward of the entire front facing slope of the roof by up to 3 meters as outlined on the plans will reduce the level of daylight across our bungalow. The detrimental impact on the light levels on our south elevation, in particular our dining room will be even more noticeable in the autumn and winter months when the sun is considerably lower in the sky and light is at a premium on that side of our property. Photograph 2.1 shows the current roofline of No 22 as viewed from our dining room.

Raising the height of the roof of No 22 by the amount and scale proposed will affect the levels of daylight on the neighbouring properties no matter what the design simply because of the close proximity of the bungalows to one another. Photograph 2.2 refers. You will see from photograph 2.3 that properties with a similar roof design as that being proposed have far greater separation from their neighbours.

From the plans it would appear that the proposed rear corner of the study would be less than a metre from the existing boundary line. Mr Wilmot has already told us that he would be willing to move the window in the study to the rear facing wall allowing privacy for both properties and this is definitely something we want to achieve.

Currently our back garden and those of our neighbours are secluded and as the dwellings are single storey they afford a high level of privacy. Should consent be granted for large dormer windows to the rear of No 22 this will affect the privacy of the neighbouring bungalows particularly that of No 20.

3. Planning conditions

When making your decision regarding this planning application the following conditions should be considered in tandem with that decision.

- The plans indicate that any new or altered exterior walls on the ground floor will be finished with smooth white render to match the existing structure as you would expect. We are however concerned that there is no mention on the plans of a colour for the proposed cladding on the dormer and gables. If a dark grey (such as the colour on the garage door of No 22) were chosen it would make these areas even more overbearing, especially as all the gables are currently smooth white render in keeping with the rest of the bungalow. As No 28 has been used as an example we would request that the use of the same colour cladding (or a lighter if possible) as No 28 should be made a condition of planning consent.
- If the boundary fence between ourselves and No 22 needs to be removed to facilitate any building works this would leave our back garden totally unsecured and vulnerable to intruders, we would therefore expect security fencing be erected during the build and a permanent structure reinstated on completion.
- Finally we would also ask as a further condition of planning that any building or contractors works be restricted to Monday to Friday between 08.00 to 17.00

In conclusion we would strongly urge the Planning Officer to visit the site to judge first-hand the impact the proposed development will have on this area.

Yours sincerely

Mr J and Mrs L Hassett

Photographs

1.1 22-26 Singleton Crescent



1.2 18-22 Singleton Crescent



1.3 49-53 Singleton Crescent



2.1 Current roofline and gable end of No 22 as viewed from the dining room of No 24.



2.2 Close proximity of No 22 to No 24



2.3 43-45 Singleton Crescent

