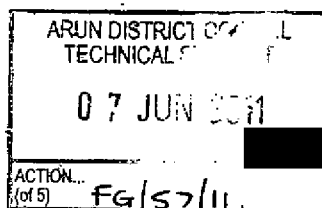




FG/57/11

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Karl Roberts
Town Planning Office
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF



2.6.2011

Dear Mr Roberts

Re Land to rear of Magpies, Sea Lane, Ferring, BN12 5EH

Thank you for your letter of 23 May. In response to your queries;

- * 1. I enclose 3 alternative layouts using the floor shape of existing nearby bungalows. The design will be optimised to permit the best shape of rear gardens. At this stage, no decision has been made on whether to build detached or semi detached units.*
- Need confirmation which layout to be used for this application.*
- 2. The access to both properties is by the existing drive to Sea Lane. I envisage the drive being paved, with most of the area in front of the 2 new properties also being paved to form additional parking and turning areas.]*
- Waiting letter.*
- 3. As a guide, I do not envisage the maximum height exceeding the ridge line of the existing pair of garages, which is 5.9m. To my knowledge, none of the neighbours have made adverse comments on this point. Furthermore, the existing garages are so well screened from neighbouring properties by trees and shrubs as to be virtually unnoticeable.*
- Agent came into exception on 14/6/11 to confirm layout.*
- 4. The estimated floor area of each bungalow is about 80 sq m. The shape will be more or less rectangular with dimensions of 8.0 x 10.0m. If it is decided to build chalets, the floor area and dimensions will be 10-15% smaller.*
- 5. The rear boundary of 'Magpies' is to be altered to allow better vehicle access to the garage of the new west unit. This area is shaded blue on the plans.*

Please let me know when the site visit will be and if you require more information.

Yours Faithfully

AK Mellors FRICS