

20 June 2022

Reference: FG/74/22/HH

Sumara, The Warren, Ferring BN12 5PQ

Proposal

Front and rear dormer replacement. Replacement green roof and reinstatement of chimney and associated works. Removal of two rear conservatories and replace with terrace. Alterations to fenestration and render system to brick facades.

Dear Sir or Madame

We OBJECT to the planning application for the above property.

The majority of the proposed work we feel very positive about and would hope to find solutions to our objections. It's only a few aspects that will impact our home and family directly causing; loss of privacy, overshadowing, potential light pollution, disturbance and the setting of a precedent.

We object to; the installation of 14 'clerestory windows' on the North boundary wall of the current garage/outbuilding, the proposed office/gym/utility, that will directly face and overlook our property's main living spaces of our lounge, kitchen diner and garden at a distance of... zero. We anticipated the replacement of the 6 windows on the garage, but not the lowering of their position and the addition of 8 more windows at the same lowered height. Labelled as 'clerestory windows' on the drawing plan GA05 (Number 12) with the Sill at approximately 1.5 metres from the ground and therefore at our direct eyeline, they are not 'clerestory windows' they are just windows. Although opaque, they will always give the impression that we are being viewed from the other side, which is untrue, but a window is a window nonetheless. They will have an adverse effect on us with a loss of privacy and create light pollution in the evenings and at night.

These proposed windows are North facing and will not be immensely illuminating. If one studies the GA01 drawing the office has an East facing large set of sliding patio doors (Number 1) and South facing floor to ceiling window (Number 2) and a South facing window that's not labelled on the GA01 but can be seen. Added to this the proposed green roof above the office has 2 skylights with 5 more across the structure. Many would agree that that's a very bright office even without the addition of three opaque windows. The gym has 2 skylights and another South facing window that's not labelled on the GA01 drawing but can be seen and on the GA08 drawing plus the utility room has 3 skylights.

We have climbing plants that adorn this side of our garden and have plans to increase and introduce other plants into our developing garden that may grow to block these new windows, which will make them in effect redundant and this isn't something that I'm completely comfortable with, but would, of course, hope that the windows were not permitted in the first place.

Could this set a precedent with homeowners across the region installing windows like this at any height they wish, on any windowless wall overlooking neighbours' gardens, living areas and bedrooms with the excuse "but they are opaque"? They may be opaque initially, so how long before they are replaced for whatever reason without the knowledge of the Council or Planning Department and how will this be controlled in the future especially if the property changes hands?

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The proposed new fence on Sumaras North boundary; we believe to be our fence and responsibility, according to the deeds that we possess for Briar Croft and the previous owner of Sumara also believed this was our boundary fence. It is only two years old, strong and in perfectly good condition, attractive with climbers and bird boxes adorning it, it's visually in keeping with other fences that we and our neighbours to the North and East have, there is no need to change it and if doing so will be a disruption and a disturbance to us.

The 'Replacement green roof' which is far more than described in the Architects Design and Access Statement (31f8cacf9e19453.pdf), the understated term 'replaced' is used often throughout the document, but it's much more than that, it's a total redesign. The proposed design increases the height of the building at one end by almost a metre. The property although detached, the North side of the development is our Southern boundary and this change will directly impact the natural light that comes in from the South being 2.92 metres in height and will be even higher depending on plant selections for the green roof.

The planning application also specifies that this North side of Sumara will be rendered as per the new owner's tastes, yet this is our visual side of the boundary, the property isn't isolated or remote, it is not set back at all – it's right next door. Currently having a brick facade with plant borders, a raised bed with soil three bricks below the damp course growing shrubs, roses, other perennials and climbing plants with Robins and Tits nesting here during the nesting/fledgling season. They have returned to this site for several years – their habitat along with the foliage will be destroyed. This seems to be in contradiction to the Design and Access Statement (point 7.0 Evaluation): "the green roof element will benefit the biodiversity of the area providing a habitat for local butterflies, birds and insects" yet the wildlife that's already present on our property is ignored.

We understand that the roof on the garage/outbuilding needs some modernization, but would hope that this could be completed possibly with a lower height and the minimising of the disruption on our side of the boundary but making good where required.

Sumara isn't a house in isolation and has neighbours within close proximity. The document mentioned above states "The alterations will benefit the well-being of the occupants" but in a community should also consider the well-being of the neighbours. We hope that our reluctant and not excessive objections purely pertaining to our side of the property are considered and upheld. We would welcome a site visit to our home to discuss our objections further if appropriate.

Photos of our fence, our wall, rough render and deeds are supplied/attached and/or included in support of our objections.

In addition...

After speaking to the owner personally it seems some of our objections are now null and void, however the drawings and plans that are currently live are what we've referred to and therefore cannot retract without re-writing everything above.

Yours Sincerely
Danny O'Brien and Samantha Taylor.

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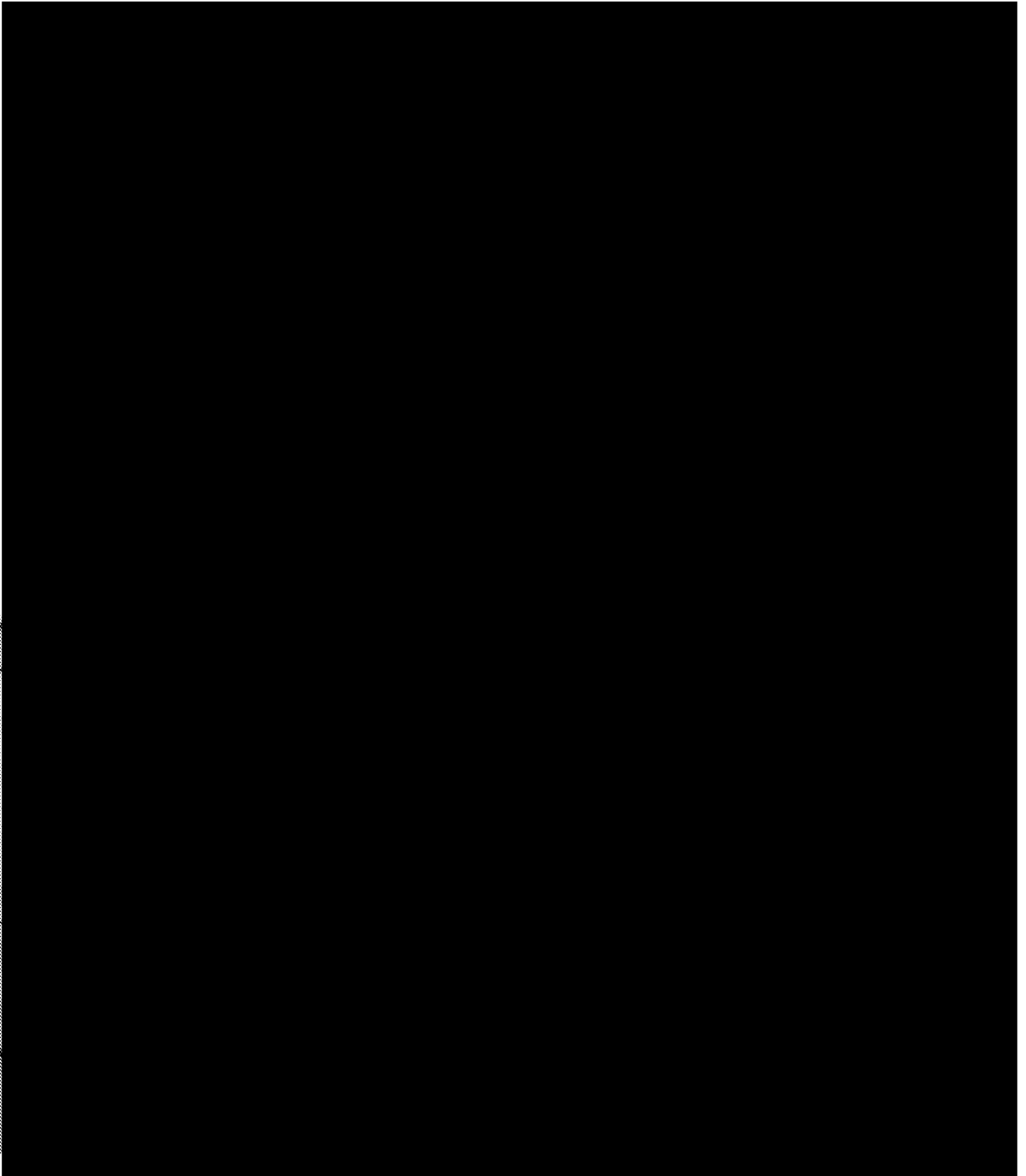
Current garden fence/wall



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Deeds



As is and rough render of proposed windows at day and night.

