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From: David Nash [REDACTED]
Sent: 04 June 2021 23:52
To: Planning <Planning@arun.gov.uk>
Subject: FG/82/21/PL (11 Ferring Marine) Objection

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I am the immediate neighbour to 11 Ferring Marine, and I would like to object in the strongest possible terms to the balcony that is being proposed.

The existing development is already significantly out of character with the local area. In summary, this amendment will cause significant, almost total loss of sunlight to my garden, impose serious privacy issues with substantial views into my garden and house and many other neighbours, has vastly inadequate plant-based privacy screening that will quickly be destroyed by wind and further and significantly exaggerates what is already significant overdevelopment of the site.

I have just purchased house number 9 immediately next door to number 11, moved in a couple of days ago and am extremely upset and distressed to find the current submitted application to vary the plans.

The owner has already flagrantly violated many of his approved plans, and these violations show he has no regard for the local area and, in combination with the balcony he has already built, show he cannot be trusted to keep the balcony to the proportions shown in the current plans. His current installation of wooden decking violates the current requirement for a green roof and even violates this amendment he has submitted by covering the entire ground floor extension in wooden decking, rather than the central section shown in his current planning submission which should have an accompanying green roof he has left no room for (i.e. he has already built more than he is now seeking permission for, and all of this before any permission has been granted). In addition, his planning application notice has not even been placed outside his house, but outside his neighbour's house.

Please find below more detail on each of these issues.

A. Near total loss of sunlight to my garden

The already current extension has resulted in around 50% of my garden losing sunlight by just 4pm (just before I get home from work ready to enjoy my garden). I have forgone going to work and stayed at home for the last two days to take a photo showing this, but sadly cloud cover means this hasn't possible. Instead I have attached (Fig. 1) a sketch showing how the current extension blocks sunlight from half my garden. I declare that to my best knowledge this is an accurate representation of the current state of sunlight he has already blocked. Adding a 1.8m high privacy screen to the sides of his proposed new balcony will take nearly all of the sunlight from my garden, as shown in the attached sketch.

While the neighbour is sunning himself on his monstrous sundeck, me and my 4 year old boy will be forced to play in the shadows of our garden.

This will almost destroy my house for me and my little boy. I work during the day so my only time to enjoy the garden is in the summer evenings, but by 4-5pm the privacy screen will block nearly all our sunlight making it cold, dark and unpleasant.

B. Serious privacy issues and substantial views into my house and garden

The extreme extent of this balcony will provide significant views into my garden, my upstairs living room, and my 4 year old's downstairs bedroom and downstairs playroom. Even with a 1.8m screening, from the corners of the front of the balcony the neighbour will easily be able to see around to gain these views.

I have attached (Fig. 2-5) photographs showing the line of sight he will have from the corners of this proposed balcony into my garden, living room and little boy's bedroom and playroom.

In addition, the significant extent of the ground floor extension running half the length of my garden means that the neighbour will always be nearly on top of me, and have extremely close-up views of me and my little boy playing in the garden (simply from the front view of the balcony where there is no privacy screen).

C. Vastly inadequate plant-based privacy screening

To substantially compound the privacy issues detailed above, the proposed 1.8m plant-based screening will quickly blow away in the very strong winds these properties experience on a regular basis, as they are literally front row to the beach/coast. There is significant destruction of plants in gardens on the road behind our houses (which are substantially sheltered by the houses in front next to the sea) due to the wind, so the idea that plant-based screening will provide privacy is absurd where there is nothing to block the high winds from sea.

Even before the plants are destroyed, anyone standing on the balcony will be able to easily overlook my garden and into my house by looking through the gaps in the plants. Even if a solid screening material were proposed, standing at the corners of the balcony will provide uninterrupted views into my house (living room, play room and 4 year old boy's bedroom) and garden and of my little boy and myself playing in both and him getting changed for bed in the evening etc.

D. Significant overdevelopment of site

The current extensions are brutally in ones' face and vastly out of keeping with the other properties on Ferring Marine. The current development runs so far forward it is already a significant eyesore, especially when viewed from neighbouring properties and the beach (see attached photo, Fig. 6). If 1.8m of privacy screening is added to run around the top of the ground floor extension, the development will become nearly 100% larger (due to the extra height) and become even more unsightly.

The current plans were only approved and not objected to (confirmed by many neighbours) on the basis glass balustrades would be installed in front of the upstairs doors. The previous plan with balustrades and green roof would have had 3 mitigating effects:

1. Prevent access to the ground floor extension roof.
2. The roof would be a green roof and therefore not too unsightly.
3. The roof would only be ground floor height rather than now nearly two storey height with the privacy screen, making it a significant block to my sunlight and intrusion of privacy.

Plans to now install wooden decking (which the owner has already installed despite permission not being granted, photos attached, Fig. 7-8), to change the doors to allow access to the roof and install nearly 2 metres in height of extra development and obstruction are simply grotesque in their overall nature and appearance of the plot and significantly alter the character of the area.

E. Violation of already approved planning permission

The owner has shown significant disregard for planning, and has installed many features he does not have permission for, and not followed the submitted plans in many areas.

Already the following violations of granted planning permission have been created:

1. Significant skylight on the road-facing side, probably 1.5m x 1.5m, not at all shown in current plans. Photo attached, Fig. 9.
2. Huge roof light on top of the building, raising total height of the property, probably by 70cm, not at all shown in current plans. Photo attached, Fig. 10.
3. Addition of large porch at front roof side of the house, extending past the current and permitted building line by probably 1.5m towards the road. Photo attached, Fig. 11.
4. Incorrect number of windows fitted at the side of the house neighbouring my property.
5. Incorrect doors fitted to the second floor where it will lead out to proposed balcony. Photo attached, Fig. 12.
6. Missing Juliet balcony running along all the doors leading to the roof of the ground floor extension.

The owners simply cannot be trusted to keep to the plans as currently submitted given the significant violations already committed. It is likely the plant-based screens have been deliberately chosen, knowing they will quickly wither, deteriorate and blow away in the wind.

F. Presumption of permission and violation of planning permission currently being sought

Proof the owners cannot be trusted to keep to the currently submitted planning permission can be seen in the work he has already undertaken which develops the balcony more than the permission he is now seeking.

Despite the permission not being granted, he has already installed the doors he is now seeking permission for, and already installed the balcony he is now seeking permission for (photos attached, Fig. 7-8).

As a result the roof of the ground floor extension is now totally covered in timber, rather than the green plant-based roof he was granted permission for. Furthermore, and most significantly, this balcony timber covers the entire of the ground floor roof, not just the sections he has applied for permission to turn into a balcony (see attached photos, Fig. 7-8). This is despite the planning he has submitted is for the central (and rear) section to be a balcony but the front corners to be green.

He clearly has no intention of keeping to these submitted plans for a central (and rear) balcony area as 100% of the ground floor extension is now covered in balcony timber, leaving no space for the supposed green roof in the south-facing corners that is stated in his plans.

G. Proposed development unlikely to have been granted if submitted as one application

The way the planning process has been managed by the owner of number 11 shows a clear intention to 'play' the planning system. It is extremely unlikely the totality of works he has done over the last 2 years would have been approved if submitted as one application as it is a grotesque overdevelopment of the plot and significantly overlooks and intrudes on the neighbours, the public path Pattersons Walk and the beach.

By doing the ground floor work as permitted development, then getting permission for the roof extension with no significant balcony and now trying to change the entire ground floor extension roof into a huge balcony overlooking all neighbours, the owner is just trying to extract as much as possible from his site with no regard for the neighbours or local area. In addition, he has already built the works he is currently seeking permission for, showing a flagrant disregard for the planning process.

Conclusion

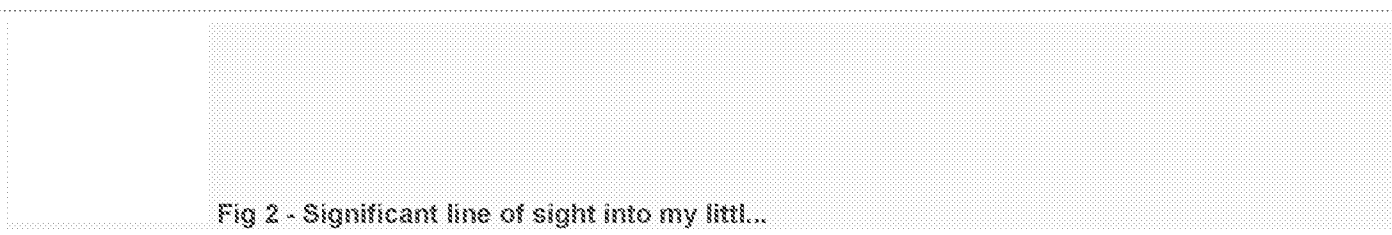
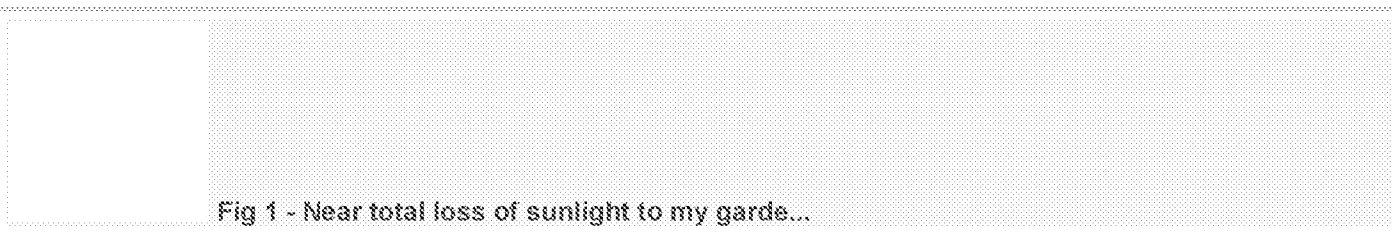
I request that you please decline the application in its entirety. Allowing any additional balcony than what he has already has permission for will bring his balcony far forwards in front of all the other balconies along the road, allowing a significant invasion of privacy including seeing into my little boy's bedroom, seeing him playing in the garden and overlooking all other neighbours. Most significantly, it will block nearly all the sunlight in my garden. He has already taken half my sunlight, he should not be allowed to take the rest.

The proposed plant-based screening will be damaged/have sections blow away by wind, further and significantly exacerbating the privacy issues. Many violations of the current planning permission have already been built and the balcony that has already been built is already significantly larger than that which permission is now being sought for and thus already in violation of this proposed amendment.

The local area will also suffer significantly, as doubling the height of the ground floor extension with the privacy screens will make what is already a significant eye-sore far worse when viewed from neighbouring properties, the popular public path Pattersons Walk and the beach. It will harm the local area significantly and one person's personal interest shouldn't trump the public interest of what is currently a very beautiful area and the interests of all other neighbours.

Photos - I have struggled to get these attached as 12 images becomes quite large

I will send separate emails with them, but you can download them all from here:



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From: David Nash [REDACTED]
Sent: 04 June 2021 23:53
To: Planning <Planning@arun.gov.uk>
Subject: FG/82/21/PL (11 Ferring Marine) Objection - Photos Embedded

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Following my last email with my written objection, I have tried to embed the photos for you below:

Fig 1 - Near total loss of sunlight to my garden that will be caused by privacy screening of proposed balcony



Fig 2 - Significant line of sight into my little boys room



Fig 3 - Significant line of sight into my living room



Fig 4 - Significant line of sight into my garden



Fig 5 - Significant line of sight into my garden



Fig 6 - Current development is already a significant eyesore, before ground floor has two storey impact from privacy screening

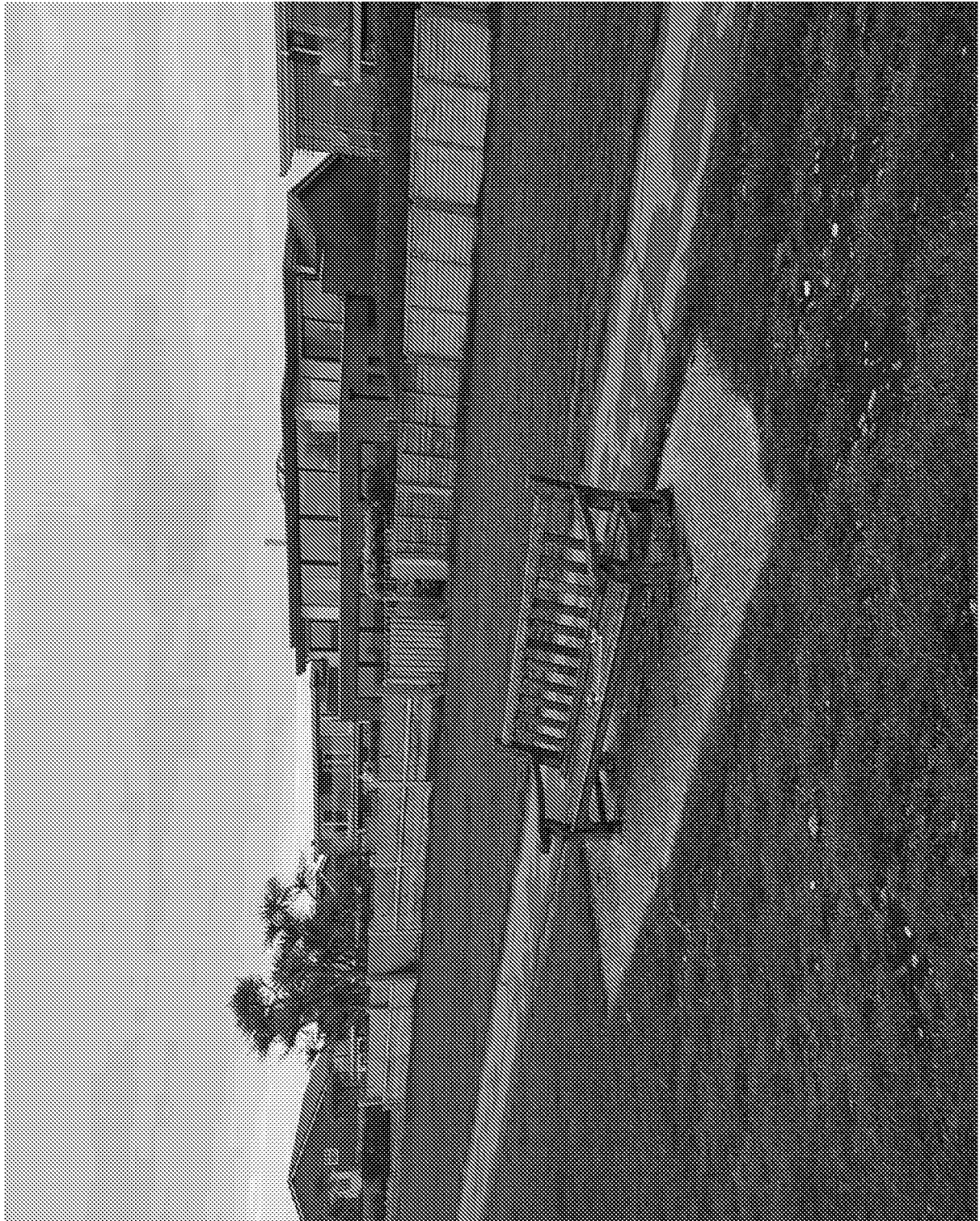


Fig 7 - Wooden decking balcony installed on entire ground floor roof on June 3rd, before permission granted and contrary to requirement for green roof



Fig 8 - Wooden decking completed on entire ground floor roof, against requirement for green roof and covering entire roof which even now permission is not being sought for

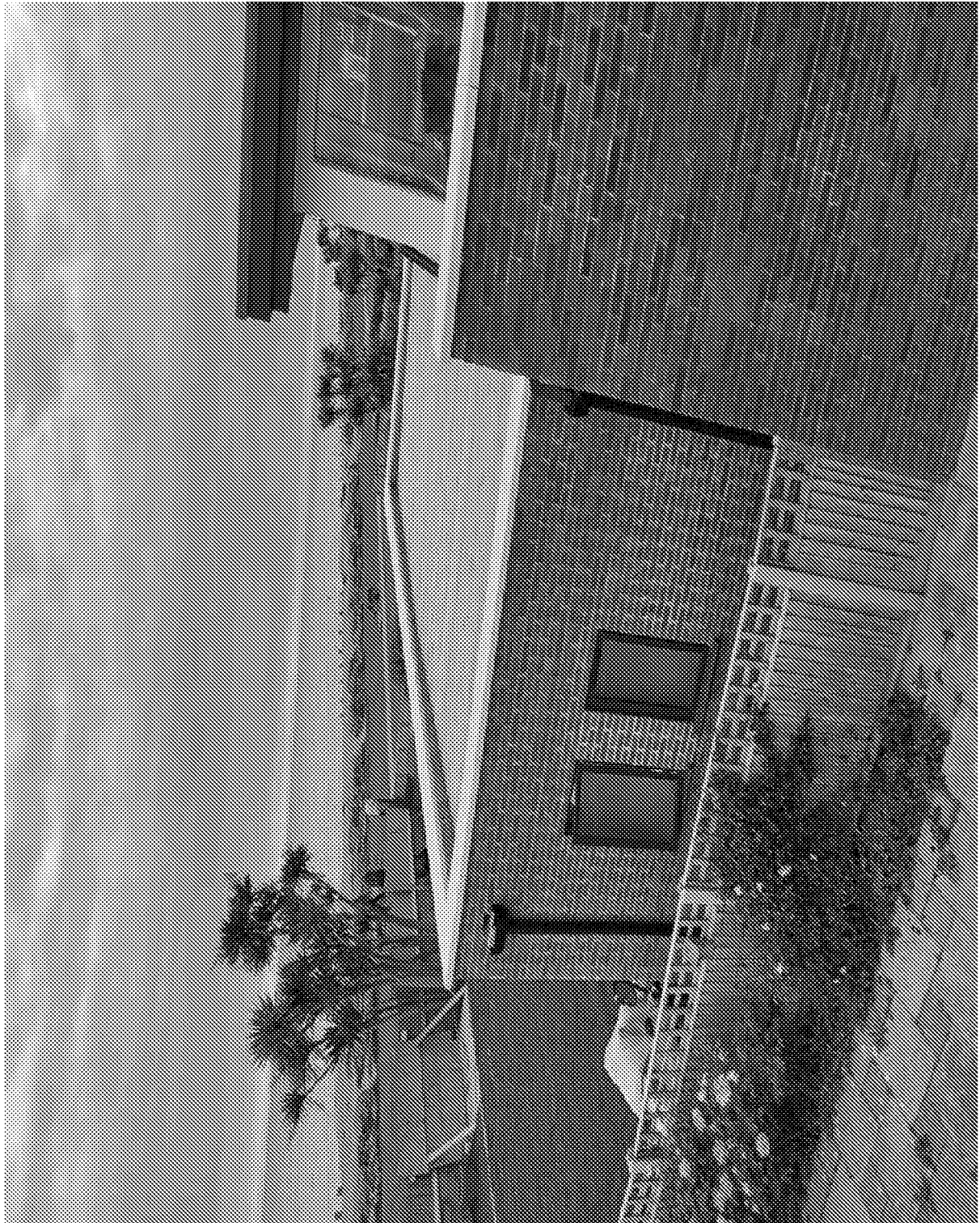


Fig 9 - Large skylight which is not in the plans permission was granted for



Fig 10 - Large rooflight which is not in the plans permission was granted for



Fig 11 - Large porch extending past current building line towards road, not in plans permission granted for

Fig 12 - Incorrect doors not in the plans permission was granted for - to provide access to roof which is specifically prohibited under approved plans















