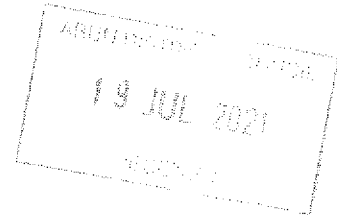


NODS VALE
3 FLORIDA CLOSE
FERRING-BY-SEA
WEST SUSSEX BN12 5PF

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Attn: Ms Kathryn Welch

15 July 2021

Dear Madam

APPLICATION NO: FG/97/21/HH
SITE ADDRESS: 4 FLORIDA CLOSE FERRING BN12 5PF
DESCRIPTION OF WORKS: ERECTION OF FRONT AND REAR EXTENSION,
LOFT CONVERSION AND DETACHED GARAGE

I am writing as the freeholder of 3 Florida Close, Ferring, our family home for sixty years, which immediately adjoins the subject property. I consider the proposed development to be entirely unsuitable and wish to object to the application on the following grounds:-

OVERLOOKING AND LOSS OF PRIVACY

Our property has never been overlooked at first floor level by 4 Florida Close. The drawing of the north elevation, 'Proposed Front View', shows at first floor level three windows and full height glass sliding doors leading out onto a flat roof above the ground floor extension. These would overlook all the south facing rooms of our house, ie living room, bedroom, kitchen and study, as well as the majority of our garden and outdoor seating area. We would lose the rights of privacy and seclusion we have always enjoyed.

The flat roof at first floor level above the north facing extension would appear to be accessed by full length glass doors. This indicates that the area is to be used as a terrace. This raises potential issues of noise nuisance and overlooking. It is completely unacceptable as it would affect our right to quiet enjoyment of our home and garden.

LAYOUT AND DENSITY

The description of works as "loft conversion" is disingenuous. The drawings show that the existing roof would be removed and replaced by a vastly enlarged upper floor area and an extension of the roof line in all directions with a new flat roof. This is clearly not a loft conversion but a complete rebuild, which will overlook and overpower neighbouring properties.

The drawings show that the roof line would be extended both to the east and to the west of the property by almost the same extent as the existing roof line in each direction. The new building would completely obscure the view of the sea we have always enjoyed through the gap between Nos. 4 and 5 Florida Close, as well as severely reducing our coastal views to the west of the property. To lose the visual amenity that we have enjoyed for many years would be most distressing and would harm our right to the quiet enjoyment of our property.

With reference to the proposed new garage, the drawings show that this is to be built almost abutting the boundary fence to the southern perimeter of our property. Access to the north of the proposed garage for cleaning, maintenance etc. would not be possible unless the building is sited at least one metre from the boundary, as would access for maintenance of the boundary fence. I am also concerned as to the impact of the construction on the foundations of our garage.

DESIGN, APPEARANCE AND MATERIALS

The existing bungalow is architecturally and aesthetically congruous with other properties in the vicinity and in character with the local area. The proposed design is inappropriate in the context of surrounding properties in terms of scale, style and by reason of the materials used. If permission for the proposed development was granted, the Council would be hard pressed to resist similar applications with the result that harm would be caused to the character and appearance of the local neighbourhood.

It would be eminently feasible to modernise this property and convert the loft area in a sympathetic manner which would retain cohesiveness with surrounding properties, respect neighbours' rights of privacy and not have an adverse impact on the character and appearance of the locality. Unfortunately, this proposal fails to meet any of these requirements. Therefore, I trust the Council will refuse the application and I look forward to hearing from you accordingly.

Yours faithfully

A black rectangular box redacting the signature of J. Kennedy.

J. Kennedy