Debbie Johnson

From: Planning
Sent: 16 May 2013 22:24
To: Planning
Subject: Application Comments for AWDM/0372/13

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:23 PM on 16 May 2013 from Mr Paul Wood.

Application Summary

Address: Olcote 1 Kings Crescent Shoreham-By-Sea West Sussex BN43 5LE

Proposal: Demolition of existing bungalow and construction of 2 no 3 storey dwellings (1 x 4 bed, 1 x 3 bed)

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Paul Wood

Email: [redacted]

Address: 12 Kings Crescent BN435LE Shoreham by Sea

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Overdevelopment
- Privacy Light and Noise

Comments: Dear Sir / Madam I am writing to object to the proposed development at 1 Kings Crescent, Shoreham by Sea. I would first like to express my disappointment at the lack of notice that the planning department has made, to local residents, contacting only 3 neighbours when it is clear that this development will affect far more local residents. 1. The proposal for 2 x 3 storey houses with roof terraces is totally out of keeping with other buildings in Kings Crescent and Kings Gap. Kings Crescent comprises of only Bungalows and 2 storey houses a small single storey industrial unit, not including Widewater Court which stands independently overlooking Widewater. Kings Gap comprises of one 2 storey childrens home. 2. The site currently comprises 1 single storey bungalow and a detached garage, with a small garden to its west side. The proposal to build two houses on such a small site appears to be motivated by the opportunity to make money, rather than quality family homes which will integrate into the community. 3. The quality of life for neighbours will clearly be detrimentally affected if this proposal goes ahead. Two

x 3 storey houses with roof terraces will affect both privacy , neighbours will be overlooked in Kings Crescent, Kings Walk and West Beach and by noise pollution. It is highly likely that noise will carry from these terraces. I would ask that this proposal is rejected by reason of its scale. This would have an enclosing effect on properties to the east, west & north, which would be out of keeping with the existing open plan character and layout of the area. It would detract to an unacceptable extent from the visual amenities and environment of the locality, contrary to policy AH7 of the Adur District Local Plan and DEV1 of the adopted West Sussex Structure Plan 2001-16. I am not opposed to redevelopment of the site but this must be balanced with the existing structures in Kings Gap & Kings Crescent