Planning Appeal

Details of development: Vehicular access

Location of development:
35 Stoney Lane, Shoreham by sea, West Sussex, BN436LA

The reasons for my appeal of the refusal of application AWDM/0854/19 are as follows:

Refusal was based on the following:

The proposal would require the removal of a section of the long established hedge on the road side bank which forms an attractive feature of the locality. Such hedgerow removal would detract from the streetscape.

The formation of vehicular access will have adverse impact upon the character and appearance of the area based on policies 15 and 30 of the Adur local plan, which states that the development should respect the existing natural features of the site and should make a positive contribution to the sense of place, local character and distinctiveness of and area. It should have safe access to the highway network and not result in harm to highway safety.

My appeal is based on the following facts:

The proposal would require the removal of a SMALL section of the long established hedge on the road side bank which forms an VERY unattractive feature of the locality it is used as a dumping ground for rubbish, alcohol tins, cans and animal feces that don't get picked up, the hedge grows unsafe thorns and stinging nettles which is unsafe to children and adults. They is a natural gap which resistants use as a passage outside number 37/39 stoney lane and the area

that we require to remove is mirror imagine of number 45 stoney lane where we only require the removal of a small section which will not break hedge in the middle. Such hedgerow removal would not impact the locality of the hedge from the streetscape. Please see exhibit SM1, SM2, SM3.

The refusal contradicts the reason for refusal when permission was grated for

45 Stoney Lane - application no SU/47/98/TP approved 11.05.1998

Refusal was based on policy 30 of the local Adur plan which states green infrastructure will be protected and enhanced: we still have a existing hedge but trimmed back and tidied which will not affected the green infrastructure and will still have existing tree in garden and planting station in the garden this again contradicts the reason for refusal.

In addition the application was refused based on the following:
It would make it difficult to resist other similar proposals which cumulatively would result in the loss of the hedge and be detrimental to the environment of the area:

Again this contradicts the reason for refusal please see similar developments which have been approved in the area which are relevant to what I am proposing.

45 stoney lane - Application no SU/47/98/TP approved 11.05.1998

18 Stoney Lane - Application no ADC/0162/09 approved 19.06.2009

66 Stoney Lane - Application no AWDM/0236/11 approved 04.08.2011

64 Stoney Lane - Application no AWDM/0617/17 approved 15.06.2017

76 Stoney Lane - Application no AWDM/0268/18 Approved 24.04.2018

Other factors you may want to consider,

I have 7 supporting letters from residents and neighbours that I collected after visiting them who are in support of this application all letters are signed in support.

I have a letter of support from local councillor Debs Stainforth in support of this application. Please see SM4.

I have a email of support from shoreham cycle in support of this application. Please see SM5.

West Sussex Highway are in support of this application.

Adur homes are in support of this application please see SM6.

The current parking along stoney lane has become more difficult and we have lost several wing mirrors due to the fact that parking is currently on our side of the road, but it is give way to the other side, so cars continue to come up the road on our side because it has the right of way but we have the obstructions so cars get stuck in the middle, often causing road rage between vehicles and buses and cars often need to mount the kerbs to get by.

It is also unsafe to get my child in and out of the car.

We can not see our car from our house and my husband is self employed so his vehicle has been targeted before.

The hedge will only be cut by a professional under the councils regulations (licensed trader) leaving no gaps.

Attached documents.

SM1 - Photo of number 35 and 45 Stoney lane.
SM2 - Photo of gap in hedge opposite 37/39 Stoney lane.
SM3 - Rubbish in hedges.
SM4 - Supporting letter from Councillor Debs Stainforth.
SM5 - Supporting letter from Shoreham Cycle.
SM6 - Support letter from Adur Homes.