Doc 18

Planning Application – 132c Brighton Road, Lancing, BN15 8LN

Additional Notes

1. I consider that the application will have a minimal visual impact on adjoining properties. Because the garage is set back under the first floor, the garage door can only be seen by houses numbered 313 to 323A Brighton Road, a total of 7 properties. I have enclosed photographs as evidence of this (docs 12 and 13).
2. I do not consider that the application represents a loss of parking, as the property already has 2 off-road parking spaces. My partner Marion Sheehan and I at present only have one car between us and we would never have more than 2 cars between us. Additionally, the conversion could be easily reversed at some future date if garage use is again required.
3. The original planning application for the property L/34/05 provides that 3 cycle spaces are provided. At present there are no dedicated cycle spaces. However, should such space need to be created there is ample room to the side of the house (to the left when viewed from the front) to allow this.
4. Flood risk. I intend to use the space to create an office, home gym, and secure storage area (I have a large collection of vinyl records). It is not intended to be a living room or bedroom. I do not believe that this creates a precedent – a little further down Brighton Road, Lancing a new-build of 2 houses is being constructed. The plans for this clearly show an office on the ground floor – a copy of the plan is enclosed – Doc 19 (apologies for the small scale!).
5. Energy saving. The existing garage is very draughty and consequently cold. This impacts on the temperature in the rest of the ground floor. Conversion of the garage will remove this problem (it is intended to extend the existing heating system to provide a central-heating radiator in the conversion).

Paul Clark

21/11/16

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PLAN	AWDM/1787/16
DATE VALID	29 NOV 2016