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Comments for Planning Application AWDM/1048/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 16 July 2019 at 15:10
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 3:17 PM on 16 Jul 2019 from Mr Robert Elliott.

Application Summary

Address: 2 Cypress Close Shoreham-By-Sea West Sussex BN43 6AE

Proposal: Demolition of existing garage. Remodelling of existing dwelling by raising ridge line and providing habitable accommodation at first floor level including 3 no. pitched roof dormers to west elevation. Two storey extension to north elevation with south facing pitched roof Juliet balcony. Single storey extensions to east and west elevations including new garage. New roof lights to all elevations (19 in total).

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr Robert Elliott

Email: [redacted]

Address: 11 Downside Close, Shoreham-By-Sea, West Sussex BN43 6AF

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Overdevelopment

Comments: Iam perplexed that it is possible to demolish a "sound" two bedroom bungalow in need only of internal modernisation and replace it with a two storey 5 bedroom "executive" house.
To put this in perspective the existing bungalow has an approx.floor area of 68sq/M against the floor area of the proposed dwelling of approx. 268sq/M.
The following points greatly concern me:
1) OVER DEVELOPED for size of the plot.
2)UP SET THE BALANCE of the surrounding buildings & area.
3)OUT OF CHARACTER the area is one of single height bungalows.
4)VERY HIGH RAISED RIDGE line compared to existing and surrounding properties.
5)ABUTTS BOUNDARY on the Eastern extension and gets very close on the Northern extension.
6)UN NEIGHBOURLY to no. 3 Cypress close given proximity to boundary & excessive length along boundary.

7) PRESSIVE & OVERBEARING the view south from 11 Downside close currently has the gable end of no. 2 approx.7m from the Northern boundary ,roof tops,sea view & trees descending down to the sea.The new development will have a two storey "flank wall" approx.1.5M from the Northern boundary exceeding the width of the plot of 11 Downside close.Not aesthetically pleasing!
8)Conclusion It seems obvious that this property has been purchased with the sole intention to develop to excess,re sell into the market place for short term gain with total disregard for the surrounding environment and community.
9)I seek reassurance that following demolition of the garage to no. 2 that boundary fencing will be erected to re-establish the boundarys of 10 & 11 Downside close & no.3 Cypress close.