1 Tottington Way
Shoreham-by-Sea
West Sussex
BN43 6HU

The Planning Inspectorate
Room 3/15
Temple Quay House
2 The Square
Bristol
BS1 6PN

Comments on Planning Inspectorate Reference: AAP/Y3805/A/10/2124639/WF
Land at: 22 Downside Shoreham-by-Sea BN43 6HG

I object to the proposed development for the following reasons:-

The proposed three story house is surrounded on all sides by single story dwellings with low roof lines, none of which have loft conversions; if allowed it would be overbearing and detrimental to the residential amenities of the surrounding properties. Its approval would result in loss of light and privacy for the existing single story bungalows. The proposal would drastically reduce the amenity space to an unacceptable level for 22 Downside and provide insufficient amenity space for the new build.

The new build is completely different in size and material used to any other dwelling in Tottington Way and would adversely change the character of this quiet residential street. Shoreham-by-Sea, during periods of high winds and winter gales is subject to wind driven salt spray from the sea. The proposed use of aluminium cladding for door and window frames and steel building supports could result in early and unsightly corrosion of the buildings structure.

If it were allowed this development would set a precedent for a similar development on the West side of the same road, which would further spoil the character and appearance of Tottington Way, which is within the Sussex Downs Area of Outstanding Natural Beauty and on the very edge of the South Downs National Park.

The development incorporates only one off street parking space and removes several off street parking spaces from 22 Downside. The developer has said that he proposes to move into the new build, but at present has two commercial vehicles and one car at 22 Downside. If this development were allowed it would result in greatly increased on street parking and traffic movement in Tottington Way both from the new build and the existing Bungalow. Tottington way is a short road joining Slonk Hill and Downside and is used a short cut between the two road junctions. The increase in parking and vehicle movements would, apart from the disturbance of the peace and quiet of the area, result in a greater risk of road traffic accidents between the two junctions.

The proposed new build is outside the building line for Tottington Way making it too close to the road and with too short a drive way to the garage, making vehicle movements in and out of the garage unsafe. The proposed new build is too close to No. 2 Tottington Way.

Mr D J Elliott
06 April 2010

[redacted]