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SWB/SCD/82highst.083

3rd August 2016

P Barnett Esq.,
Planning
Adur and Worthing Council
Portland House
Richmond Road
BN11 1HS

ADUR & WORTHING
16 AUG 2016
PLANNING SERVICES

Dear Mr Barnett,

RE: 82 High Street, Shoreham by Sea- YOUR REF: AWDM/1040/16

I thank you for your notification with regard to the above proposal.

I regret I must object in the strongest terms.

- The proposal will have a substantial and unreasonable overbearing effect.
- This will take out 50% of the day/sun light from the garden area.
- We will still be faced with a blank wall which extends through half the garden, one and half times the height of the existing building.
- The wall to the main section of the building will be substantially closer to my garden than the existing building, having a very significant effect.
- The proposed building being the full width of the site will close off a very significant area of sunlight, being the gap between the existing building and No. 8 High Street.
- The second floor rear windows will be overlooking directly into the gardens of No 5 and No 7 taking away any privacy.
- The plans are incorrect as they show the boundary and therefore building works on my property.
- The application is incorrect as part of my land is included in the application, but they have not filled in Certificate 'B' or notified me.
- The planning statement is incorrect, particularly in respect of Policy AH2 (c) They suggest that it does not have an unneighbourly effect on existing dwellings, whereas it removes much of the sun/daylight and of the privacy to the garden of 5A and 5 West Street.

- The development will also entirely overshadow and remove the privacy of my staff area.

- Their paragraph 2.9 suggests that the plan has been revised to overcome the problems of harm to the residential amenities of neighbouring occupiers. However, although it is a marginal improvement it still has a substantial effect.

4.12 In this instance the disadvantages to adjoining owners substantially outweigh the benefits. To state that there are no disadvantages is stupid. In any event the proposal only provides one reasonable dwelling; the other unit is clearly substandard with virtually no daylight or outside area.

4.13 In light of the above it is clear that this application does not comply with planning policies in a number of respects.

4.14 The Planning inspector for the appeal clearly did not fully understand the calculations as we proved that they were wrong as shown by the enclosed plan.

4.15 Whilst this is a marginal improvement on the original application, the effect is still very substantial.

4.16 A three-storey structure is not acceptable when it has such a substantial effect on the gardens and properties behind.

4.17 The effect is still substantial.

4.18 To state that the impact on the neighbouring amenity is minor, is ludicrous.

4.19 The daylight assessment was clearly wrong as evidenced by the attached plan.

4.20 ditto

4.22 I can see nothing which even attempts to minimise overlooking, indeed being further forward there will be more overlooking from the bedroom.

- Their paragraph 4.24 suggests they seek to preserve the amenities of neighbouring commercial and residential properties, whereas they are doing the complete opposite including suggestions that they are building on my land.

- There is nothing that will preserve and enhance amenities of neighbouring residents, indeed this development will be entirely the opposite.

- Section 4.31 – 33 suggests that these flats are of high quality, designed to meet the council's standards for new flats.

- I have looked at the proposal relative to the Adur District Council Good Practice Guidance note and find it inadequate in a number of respects.

- Re the ground floor, the external area is only 1.1 wide x some 7 m long which does not comply with section 5.2. I note that this is after I exclude the land which belongs to me, as opposed to that shown on the plans.

- Also the lighting through doors/windows will be very poor, giving unsatisfactory accommodation.

4.37 The ground floor unit will have minimal natural light and ventilation.

5.2 I strongly disagree with this statement.

5.5 This is not a high quality development.

5.6/5.7 There are significant disadvantages for the neighbours behind, which will substantially outweigh the benefits.

There has been an assessment undertaken by Herrington Consulting Limited regarding the daylight and sunlight. The report includes a significant number of figures and we are not in a position to go through these individually. I would however note my concerns re the report as follows (notation again to follow the report of Herrington Consulting):

Item 2.1 The site location is clearly the wrong size as the site extends further back behind 3 and 5 West Street, Shoreham.

Re figure 5.1, page 5, I regret that this graphical representation is completely inaccurate and attach plans showing the actual situation.

With regard to the calculations, as mentioned earlier I am not in a position to assess these in detail, however I have no doubt that they ignore completely the substantial gap between the first floors of 80 and 82 High Street.

Re the appendices, page 26, it can clearly be seen from the drawing I have now marked 1 and attached, the extensive and overbearing affect that the proposal will have on the garden and adjacent properties.

Re the plan marked I have marked No. 2, there are clearly inaccuracies with regard to boundary walls and the like.

Re plan No. 3, this does not show the full extent of the site on the main plan and ignores the rear projection to 5 West Street altogether.

I must also note that had I put in a proposal of this type it would have been refused for the above reasons. Indeed a recent proposal, such as 27 Hawkins Crescent was refused when the effect would be substantially less than proposed here, whereas there was no effect on the sunlight or the overlooking of the neighbours at all in that instance.

I would only wish therefore to be treated in the same manner as my clients have been treated in the past and trust that this application will be refused.

Yours sincerely,

[redacted]

Stephen W Bromley BSc, FRICS

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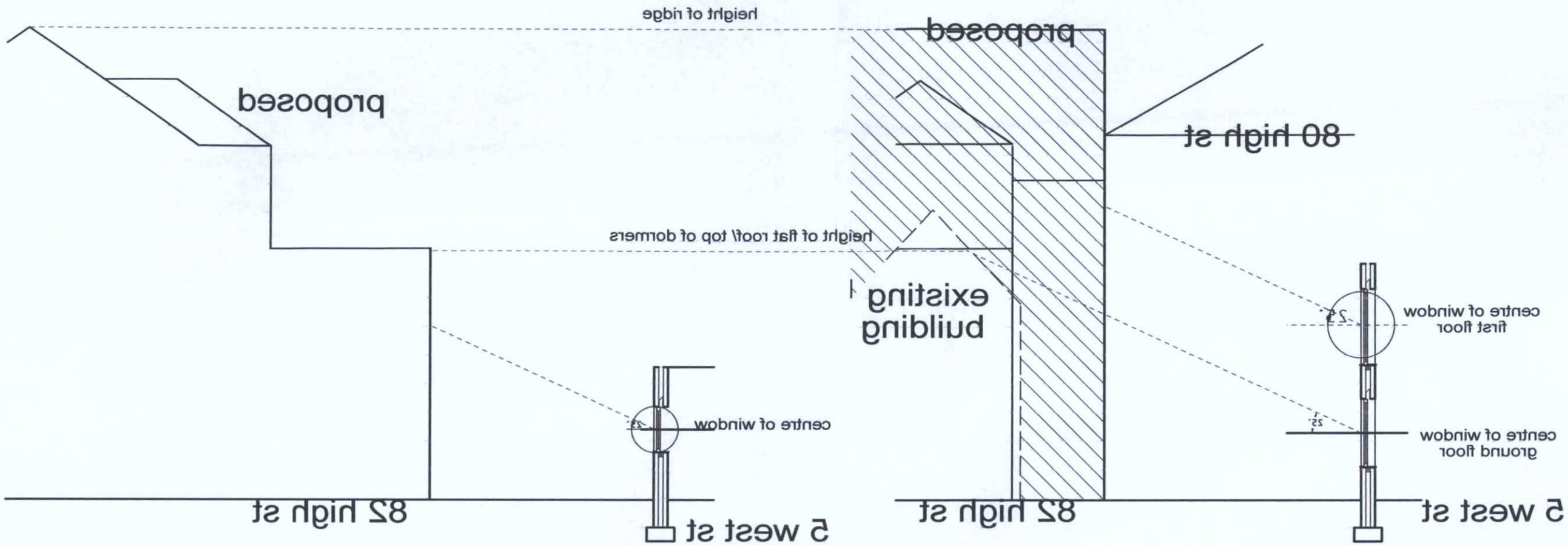

north - south line

east-west line

sections showing the relative positions of 5 west st against the proposals for 82 high st

These sections show heights of the proposed development taken from the applicants plan number 2014/0071-02 N prepared by Rob Shepard Designs

This is the actual situation on site as apposed to the suggested graphical representation marked as figure 5.1 on the report from herrington consulting.

As can be seen evan the first floor is affected

gap closed by development