For official use only (date received): 18/02/2025 11:40:44

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/25/3359366

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/25/3359366
Appeal By	C/O ECE PLANNING
Site Address	Elreg House 58 Rosslyn Road SHOREHAM-BY-SEA BN43 6WP

SENDER DETAILS

Name	MS MARIAN GERRETT
Address	16 Rosslyn Avenue SHOREHAM-BY-SEA BN43 6WJ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

APP/Y3805/W/25/3359366
Elreg House, Rosslyn Road, Shoreham by Sea
I made comments to Adur District Council opposing this planning application and would now like to reiterate and add to that. Elreg House has had this and two previous applications refused by Adur Council for reasons that include 'an overdevelopment of the site' in this solely residential area. This application is focused primarily on finance rather than the residents or consideration for the local area. Whilst understanding the need for more residential care spaces this application does not seem to have full consideration for the current 32 CQC registered existing residents. There is very little garden remaining. A major concern is the removal of the substantial conservatory which allows a comfortable space in addition to the lounge. The indoor facilities will be even more crowded with another 5 residents and less space.
The home seems to be overcrowded already as there are external sheds being utilised for items that would normally be inside. My immediate neighbour and I have three sheds used for food storage that are 3 metres from my house wall; there is often noise from the use of these during the night as well as daytime, causing great disturbance in this quiet residential area.
During this third planning application to Adur Council my neighbour and I were approached by the architect and, as well as giving us information, was keen to influence us to support the plan, going as far as the owner giving us a promise to remove the three food sheds in return for support.
The shed storages on the west side of the garden are due to be removed in this application and again those items will cause more overcrowding in the house.
Traffic and the amount of deliveries is a concern as mentioned in my original comments.
The scale of the extension is still large in comparison with anything else in the immediate residential area.