From Simon Fuidge

Name
Address 25 Penhill Rd
Lancing
Sussex
BN15 8HA

Phone Number [redacted]

Commenting on application ADC/0219/09

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

3 AUG 2009

Proposed development
Demolition of bungalow and redevelopment of site to provide 5 no. two-bedroom terraced houses, at rear and 1 no. one-bedroom flat and 1 no. ~~two-bedroom~~ flat in new two storey building front

Location of development to which application relates
27 Penhill Road Lancing West Sussex BN15 8HA

Comments

Please see attached letter

Unless you indicate below you will not be allowed to speak at the Committee meeting:-

I wish to speak on the application at the Committee meeting - YES ~~NO~~

[redacted]

To:
Development Control
Planning, Regeneration & Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Signed [redacted]

Date 290709

Mr Simon Fuidge

25 Penhill Road
Lancing
Sussex
BN158HA

Ref; ADC/0219/09

With reference to the proposed planning application for 27 Penhill Road.

After reading the proposers Design & access statement it has been stated that the bungalow has been unoccupied for 1year when in fact it has not been occupied for at least 10 years also there has been no business activity from the rear site for at least 15 years if not longer! Consequently the site has become overgrown and now gives refuge to a great deal of desirable wildlife in what is becoming a very built-up area. The present owner only clears the site occasionally to harvest the various fruit trees.

My main objections are as follows;

1. If planning is granted, the current entrance will need to be widened, doing so will probably result in the loss of 2 maybe 3 on-street car parking spaces in an area which is already in short supply.
2. The increase of the size of the bungalow to a 3-storey house seems to amount to overdevelopment of the current site, considering the current bungalow has been there for at least 40 years. Also the proposed design and finish is not in keeping with the neighbouring properties.
3. When we moved into 25 Penhill Rd one of the considerations which made us buy was the fact we were not overlooked with the proposed increase in size of no.27 will now mean we will be overlooked by not one but at least two more properties.
4. The increase in size of no.27 will decrease the amount of light coming into my property on the south side in at least 3 rooms namely Kitchen, Bathroom and Middle Bedroom.
5. The current proposal puts all the parking for the 5 smaller units against the fence dividing the site and my property.
6. The Refuse bin area is also against the fence dividing the site and my property, which means the bins are closer to my property than the generators of the refuse.
7. Loss of security to the rear of my property once building has commenced and after its completion.
8. If the proposal is granted planning, and the site is developed, would potential buyers want to live next door to a sewage disposal plant, a scrap yard and have no view apart from a line of 30ft conifers.
9. In general there is going to be a 700% increase in noise, traffic and disturbance from the development, which will have a detrimental effect on all neighbouring properties.
10. The development will necessitate the removal of what is left of the current orchard left over from when there was a market garden in Penhill Road these trees could possibly be of historical interest and there are no plans to replace them in the current development scheme.