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Planning - <planning@adur-worthing.gov.uk>

Planning objection - AWDM/0784/24

1 message

Peter Upton [redacted] 8 July 2024 at 11:08
To: planning@adur-worthing.gov.uk

FAO Dawn Anthony-Unsted
Your Ref AWDM/0784/24
Larger Home Extension - 146 Old Shoreham Road, Shoreham-by-Sea, West Sussex BN43 5TE

Dear Ms Anthony-Unsted

I am writing to formally object to the above mentioned planning application for a large extension at 146 Old Shoreham Road, BN43 5TE.

I live at 150 Old Shoreham Road, in the same terraced block. The owners of 146 OSR have made no contact with me regarding this planned development, however I have become aware of it as co-owner of the adjacent 148 OSR.

I feel this opportunistic “garden grab” development will set a dangerous precedent, and have a detrimental effect on the neighbouring houses in a number of ways.

Firstly, it is worth emphasising just how large the planned extension will be. Our terraced houses measure about 7.2 metres from front door to back door. So a full width extension of 5.2 metre length is increasing the footprint of 146 by over 70%. The plan shows a double bed with extra living room, which seems odd for a married couple with two small children. Coupled with the shower/toilet room, and the odd central kitchen, this does suggest a plan for either multiple occupancy, or perhaps a funding plan featuring an unwelcome Airbnb with all the potential noise and disruption that such an arrangement can cause (and despite Airbnb advising that extensions not be built for this purpose).

The most immediate and problematic issue with this plan is due to the elderly drainage system that was constructed for this block in the 1920s. We have a notoriously small shared drain and sewer that runs under the patios at the back of the block from 144 to 158. This then turns and runs through a number of narrow grates before entering a larger sewer in Connaught Avenue. This system has to deal with all the rain water run off from the rear of the pitched roofs of the terrace, as well as all the household waste water and sewage for this whole block.

This is already struggling to cope. I am aware that the drain cover at 148 has over-topped twice already this year, spilling sewage onto the patio. Most winters, I and my neighbours at 152 have to take turns to call out Southern Water to clear various blockages further along the route, which we seem powerless to stop. This has been going on for as long as I have lived here (so back to the 1970s). I am sure Southern Water will have records for this. This means an extra dwelling space with toilet and shower is most unwelcome, especially if you factor in the increase in rainwater run off from a huge flat roof, and the equivalent reduction in garden soak-away. With increased rainfall predicted, this is a worrying problem to address.

My other objections relate to the precedent that this type of development sets, and the encouragement given to other would-be developers. These old 1920s-30s terraces are among the cheapest houses in Adur, and are a perfect affordable option for both young families, and older folk who do not need a large dwelling, but appreciate the benefits of a larger garden space. Every house massively extended or split to multiple occupancy will decrease this valuable resource. Whilst new developments of flats are ongoing in Shoreham, there is limited space for more housing, and new properties are always more expensive and/or have less gardens.

The other concern is unique to our location. The front of our terrace faces onto the A283 Old Shoreham Road, which is, of course, the major thoroughfare in Shoreham north to south. With the new developments to the south, this road (always busy) is becoming ever more congested. When the regrettable warehouse development on the airfield comes into use, we are expecting the light and noise pollution levels to get worse at the fronts of these houses. This, along with the constant smell of fumes and obvious poor air quality makes the front gardens of these properties an unpleasant place to linger.

With this in mind, the garden green space behind the terrace becomes an essential haven. It is a refuge vital for physical and mental wellbeing. It is a wildlife corridor of trees, flower gardens, vegetable patches and re-wilding projects. The worry is that encouraging larger scale development, and continued concreting of gardens will reduce biodiversity which will also affect out air quality still further. In the longer term, this could be the tipping point that destroys what has been, in my lifetime, a pleasant and friendly community.

I should also confirm that the thin line of out-building in my garden, as shown on the block plan of the proposed development, are two wooden sheds used for garden equipment storage.

Peter Upton
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