From: planning@adur-worthing.gov.uk
Sent: 09 February 2022 17:49
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/2274/21

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/02/2022 5:48 PM from Ms Aimee Graville.

Application Summary

Address:	31 Buckingham Road Shoreham-by-sea West Sussex BN43 5UA
Proposal:	Demolition of existing single garage facing Queen's Place and construction of 3 storey 2 bedroom house.
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Ms Aimee Graville
Address:	23 Queens Place, Shoreham-By-Sea, West Sussex BN43 5AA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I object to this application extremely strongly and urge the planning officer to refuse on the following grounds: 1) Queens Place is a much admired street in the town of Shoreham which has been able to maintain its traditional feel. Although properties have been added over the years, prior to the conservation area status, the street has retained its feel of 'victorian terrace housing' and the proposed property would be totally out of keeping 2) A heritage statement and appraisal of the surrounding properties and character does not

appear to have been undertaken and given that Queens Place features prominently in the Conservation Area report, this must offer undeniable proof that the proposers have knowingly presented a property which does not fit in with the surroundings at all.
3) The proposed property will not be hidden by the tree in front of the site as per the architect's drawings, (which incidentally is in leaf only ½ the year), it will instead protrude above the existing eaves height, and stick out into the eyeline where all other pitched rooves along the street are aligned. The property will also not match or even compliment the other properties in terms of building materials or design.
4) The property is internally extremely small, and whether this would be a full time home, or a holiday let remains undisclosed. In either outcome, there is very little outside space and the car parking space would not fit a car without blocking pedestrian access on the pavement.
5) Parking and access are already at a premium on Queens place. There is not access for plant and deliveries and the process of building works would certainly cause irreparable damage to both a thriving tree and to the flint wall adjacent to the garage.
6) The construction of the property would drastically reduce light to the properties alongside, most notably Sunnyside, who's bedroom would be impacted by not having a view out down the street in a southerly direction, and who's garden would be plunged into almost constant shade. No-one should have this situation imposed on them and I feel angered that the proposer feels it is acceptable to carve their own garden in half to overshadow someone else's in order to profit. Gardens in Buckingham road will also suffer loss of light and the feeling of all properties surrounding will be forever altered, and their privacy invaded.
7) From my own window, the street will be altered most notably at roofline level, and the houses opposite will have their privacy interrupted.
8) I am also concerned for the damage which will be caused to the neighbouring garage and how maintenance will ever be carried out on either this or the rendered wall above, without specialist lift and access equipment. Modern render quickly looks dirty and of poor quality in Shoreham as demonstrated by the developments in ropetackle and adjacent to frosts garage.
9) I understand that the proposed property is to be built over a mains sewer, and this is a cause for extreme concern for residents with cellars in their properties - mine being one. This is likely to require works by Southern water, who have already advised against building over without diverting the course of the sewer.
10) Security wise - there have on previous occasions been drug exchanges occurring in twittens behind properties and the proposed property would plunge the twitten behind it into almost constant darkness.
In conclusion, having been part of this road all my life (my grandparents lived in the house I now own), and having lived here for the past two years, it is inconceivable that such a poorly planned, inconsiderate concept should be allowed to be built here. I fully support the need for new homes for those who need them and who will live in them, but this site is wholly unsuitable and the construction of any property on this minute, inaccessible and overlooked site would be at the detriment of the street, the community and the conservation area.

Kind regards