Debbie Johnson

From: Planning
Sent: 29 March 2013 21:47
To: Planning
Subject: Application Comments for AWDM/0286/13

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

Comments were submitted at 9:48 PM on 29 Mar 2013 from Mr and Mrs Jonathan and Victoria Batt.

Application Summary

Address: 13 Victoria Road Southwick West Sussex

Proposal: Erection of single storey dwelling to rear of 13 Victoria Road

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr and Mrs Jonathan and Victoria Batt

Email: [redacted]

Address: 3 Park Lane Southwick

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: We strongly object to this development for the following reasons: ACCESS - The access is already required by three properties and there is not enough room for more traffic. - Providing a hard standing for the proposed dwelling will result in the loss of an existing parking space for the ground floor flat, leading to further congestion in Victoria Road. - Provision of Services would have a disruptive effect on those requiring access. INAPPROPRIATE OVER-DEVELOPMENT OF THE SITE a) Loss of an existing garden. - The Council's Development Control Standards relate to the importance of a rear garden as an amenity space. - The loss of this garden would have a detrimental effect on air quality, wildlife and the eco-system. Sadly a tree was cut down at the rear of the garden a year ago. b) Intensification and over-development - The proposed dwelling and its very limited outdoor space is out of scale

with its environment, as it would occupy the whole area of an established garden, extending as it does to the extreme edges of its boundaries. - This would appear to constitute 'garden grabbing' contrary to PPS3. - The proposed dwelling itself constitutes poor accommodation with extremely limited light and a restricted outlook due to the close proximity of boundaries and will have little in the way of garden. - It is not in keeping with the residential character of the neighbourhood which falls just outside the perimeters of the Southwick Green Conservation Area. - If this inappropriate development is allowed, it may set a precedent, adversely changing the character of the neighbourhood forever. c) Too close to boundary perimeters. - The Council's Development Control Standards state that a new dwelling should be set back at least 1m from a boundary to allow for maintenance and to avoid a cramped appearance this is clearly not the case in this instance. - Reduction of the existing ground level by 300mm could affect the stability of the existing walls to the boundaries of the proposed dwelling. LOSS OF PRIVACY AND AMENITY - The living room window faces towards the rear of Victoria Road properties. The bedroom windows face northerly towards a wall about 3m away, (the other side of which is our garden) and above it towards our bathroom and bedroom windows. We were not informed about this overlooking and loss of privacy prior to the submission of the planning application. - We are also concerned that the property is to be used as emergency council accommodation like the flats comprising number 13 and the rest of the KEM property portfolio. Overall, we consider that inappropriate developments such as this should not be permitted, especially where financial gain is the motivating factor rather than the quality of life of the future inhabitants and a disregard for its neighbours, its environmental impact or the existing character of a neighbourhood. Furthermore there would appear to be errors in the application form and the drawings.