**A.D.C.A.G.**

**AWDM/1742/18 – Cecil Norris House, Ravens Road, Shoreham**

**ADDENDUM - to Minutes of Email Consultation w/e 25th January, 2019.**

This property (CN) was built in 1972 comprising 12 studio flats plus one 2 bedroom flat (for guests), providing a communal lounge, garden, laundry & guest facilities & as such provided ideal residence for Adur residents from the age of 60 upwards. It proved to be a resounding success by more importantly, allowing retirees an opportunity to downsize & still remain independent, supported by non-resident part time staff. It is also ideally located within walking distance of the town centre.

The property's design, although modern, settled easily within the neighbouring district, most of which is designated as a conservation area. In addition to which, the majority of C.N. House residents were neither car owners or drivers which was beneficial to the area in view of its location, i.e. its close proximity to Shoreham Railway Station where it has been & always will be, heavily congested with parked cars.

Adur D.C. decided, despite the popularity of C.N. House, to close it down & subsequently replace the building with a block of flats designed to provide affordable housing as per the aforementioned planning application AWDM/1742/18.

The new proposal is of an extremely modern design as can be seen from applicant's drawings. The design itself cannot be challenged apart from on basic fact, it does not in any way lend any synergy to the adjacent properties in the conservation area. It would be more suited in a location where there are properties of a much later design in order that it would blend in more easily.

The number of flats to be provided by the new development is 15 as opposed to the 13 lost by the demolition of C.N.H. This would raise an ethical question such as why homes for the older generation must be sacrificed for another generation. This is not the first occasion that Adur D.C. has followed this route. It would also appear contrary to the Government's latest proposals to encourage independent living of the retired community.

With regard to the new development, it should be noted that there will be three stories, admitted they will be set back so as not to impede on the street scene. However, the shadow cast by the resultant height of the building will impact on the neighbouring properties to the North, particularly on their gardens.

There is also a shortfall of off street parking facilities which will result in an exacerbation of on street parking, particularly in Hebe Road to the South of the development. (see para.2)

The actual design of the new development will not enhance the area. On the contrary, it will dominate not only the design but also the finish (colours), will conflict with the existing housing, bearing in mind this aspect alone is contrary to the ethos of Conservation areas.

Despite the optimism of design & access statement, it should be noted that over 40 residents have submitted written objections to the application, which should be taken into serious consideration by the Planning Committee.

It is appreciated that Adur D.C. is keen to comply with the housing targets set by H.M. Government as can be seen by the number of large developments proposed on the A.259 & elsewhere. However, there is a minimal gain in this instance & a greater sacrifice on the part of the older generation.

The unanimous conclusion of the ADCAG members is to recommend that this application is **REFUSED.**

*Beryl Ferrers-Guy*

**Chairman**