Planning Application AWDM/0013/19

Mike Herd [redacted] 24 March 2019 at 23:03
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Cc: [redacted]

Planning Application AWDM/0013/19 OBJECTIONS

Dear Marie O'Keeffe

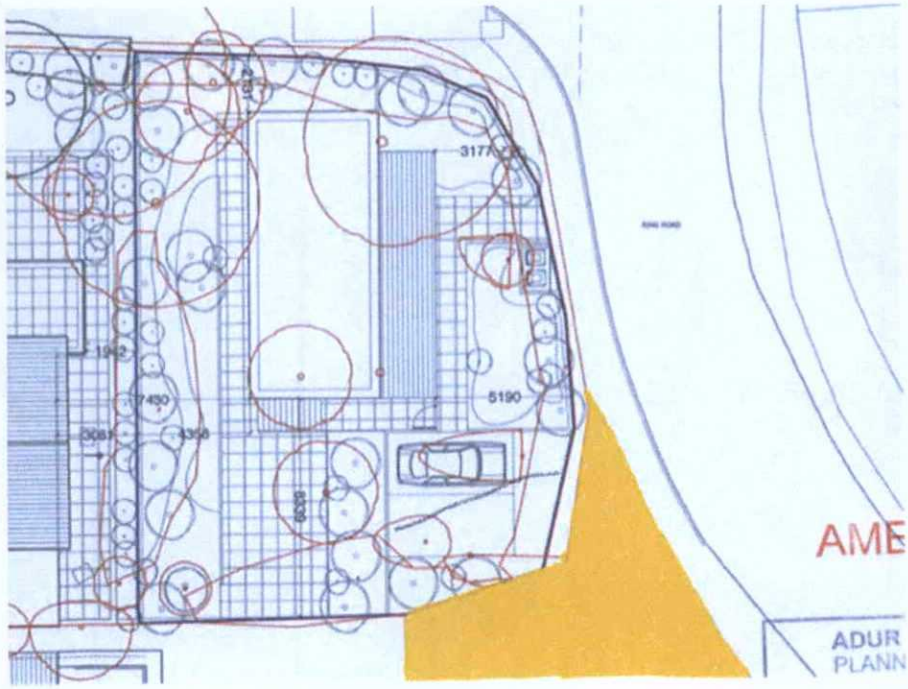
Regarding the above referenced planning application, we wish to formally object to this development on the following grounds:

1. **Access & Parking Provision**

As stated in the Highway Report dated 27th February 2019 (from a desktop study), the proposed new dwelling will be required to have adequate access and a minimum of two parking spaces. The proposed car access and parking is not possible as the access crosses land owned by 20 Ring Road. We have not been served notice by the developer, which we understand should have done prior to applying for planning permission. We are not prepared to permit the developer any rights to cross our land.

Copies of relevant images from our Title Deeds have been forwarded to the Planning Officer.

We have roughly marked up a copy of the developers' site plan to further illustrate how the actual shape (yellow) of our plot affects the access and the proposed parking.



Any off-street parking will have to be adjusted to suit the site boundaries and not to obstruct the access or egress from our driveway. The new access will also need to comply with the Highway Requirements, which may be difficult due to the close proximity to the junction of Norbury Drive and Ring Road.

We note that the following two drawings are incorrect as the parking shown cannot be accessed from Ring Road without crossing our land. These drawings also don't appear to be to scale in how they present the parking.

- DRG.No. YO275-204 Proposed H2 North Elevation
- DRG.No YO275-207 Proposed North Site Elevation

The Highways Report also states that "An existing drop kerb is present for the new dwelling …", this statement is misleading as it may imply a 'right of way', this is not the case. We did approach the Highways agency (letter included on the Planning Access website), but they refused to visit the site.

2. **Design, Appearance, Materials and Character**

We also wish to state that we feel that the design of the new dwelling (a grey, powder-coated metal, flat-roofed, box-shape) is not in keeping with the appearance, scale, design and character of the surrounding houses on Norbury Drive and Ring Road. In our opinion the proposed property is not of a innovative design, and its position on the rising ground will make it dominate the immediate surroundings.

A precedent in this has recently been set with the refusal of the in-fill development along Firle Road, North Lancing – Planning Reference: 20 Firle Road AWDM/1942/17. This development was refused on the grounds that it is: "not in keeping with buildings in the local area".

3. **Effect on Trees**

We are concerned that the removal of almost all the existing trees on the plot will adversely affect the local wildlife. Given our close proximity to the Lancing Ring Nature Reserve in the South Downs National Park, there is a wide variety of wildlife, including a colony of bats which fly across our garden to the mature trees on the proposed development site.

4. **Covenants**

Although not officially classed as a Planning Matter, we wish to inform you that there are a number of Covenants attached to the north section of the garden at 36 Norbury Drive which restrict building on the land. Details can be provided.

Mike Herd & Marita Herd

20 Ring Road, North Lancing BN15 0QE