Adur & Worthing Councils,
Development Management
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex
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Adur & Worthing councils
- 6 FEB 2025
Business Support

Hand Delivered

Date: 5 February 2025

To Whom This May Concern,

Re: Demolition of existing commercial yard and garages and proposed redevelopment of site to provide 5no. 3 storey residential dwellings with parking - Garage Compound Rear Of Kingston Broadway Hawkins Road Shoreham-by-sea West Sussex

Application Reference: AWDM/0030/25

Fao: Peter Barnett

I write this letter due to the planning portal returning an error when I try and submit my comments.

I make these comments jointly with Mark Henderson of 58 Hawkins Road (my father), and my Landlord and proprietor of 64 Hawkins Road, Ian Everest.

Overall, we believe this proposed planning application to be an overdevelopment of the site.

In particular:

1. Overlooking and Privacy

For context the windows facing 64 Hawkins and 64a Hawkins Road are currently 5 small mottled/frosted glass windows. The proposal is that these are to be replaced by five large opaque windows and 15 additional small opaque windows which is a dramatic loss of privacy and increase in overlooking.

There is currently a solid building with little to no windows overlooking the garden to number 58 and the proposed properties would all overlook the garden including any visitors to the properties using the parking area. Again a reduction in privacy and increase in overlooking.

There doesn't appear to be much mitigation for this loss of privacy to 64 Hawkins garden and bedroom window (at the back of the property) and 64a Hawkins Road, in particular, or 58 Hawkins Road garden from landscaping plan. The large window proposed on the second level of each property should be frosted to mid point and we would suggest sufficiently mature ever green trees be included in the landscaping plan, if the build is to continue.

Alternatively the houses should be limited in number and built side on to the gardens.

There is no replacement made of the solid boundary that currently exists to the gardens of 64/64a and 62/62a Hawkins Road. Trees will need to be of sufficient maturity/evergreen nature and 6 foot fencing should be installed in addition to afford privacy from the communal parking area.

2. 64a Hawkins Road

Although I do not write on my neighbours behalf, I question whether reasonable adjustments have been made for the proprietor of 64a Hawkins Road to comment as she requires full time care from the Council.

64a currently have no overlooking neighbours into their first floor property and this will be increased to 5 overlooking neighbours and direct overlooking to their garden.

The proprietor is bed bound and her son (who also requires full time care) is also largely house bound. They require 4 to 5 different carers attending the property most days who need to park close by to facilitate this care. The carers already struggle to find parking spaces and often park on the access road, a custom which has existed for quite a number of years.

The proprietor cannot leave her property or move rooms within her property therefore the construction noise, disturbance, dust and potentially increased difficulty for her carers to park on Hawkins road will have a significant impact on her and her sons care. If the build is to continue construction hours should be limited to between 9am and 5pm, potentially only to four days a week, certainly with no construction on weekends.

3. Access Road

The access road is already desperately in need of repair and is privately owned in sections the proprietors of numbers 26, 28, 30, 32-34, 34a and 36 Kingston Broadway and subject to the unregistered prescriptive rights of way of 64 (as access to its driveway) and 64a Hawkins Road, as well as the Council's right of way to use the access road to collect the bins for these properties.

I note that the Council's bin lorry currently struggles to get down this access road at present and has to reverse down the same, using the driveway in part of the house on the right hand side of Hawkins Road opposite, to ensure they are able to exit the access road with enough visibility for pedestrians.

Any extended use of the access road by building these houses and construction use of the access road will surely lead the road to be in disrepair, a cost that should not be borne by the proprietors if caused by the development.

We are concerned that any construction vehicles will park on this access road, park in a property's parking space, or driveway, or generally block this access road as the

development continues. We therefore request that all construction vehicles must park solely on the development site at all times.

The access road is currently used for bin storage and pedestrian access as well as vehicle access and these purposes need to be facilitated throughout any build.

4. Parking in Area

At the bottom of Hawkins Road is Kingston Broadway. This road has parking restrictions on it all the way along. There are yellow lines on much of Kingston Broadway apart from the limited parking which is offered outside the parade of shops and Waders swimming pool. This parking however has time restrictions imposed.

Therefore the only non-restrictive parking available to any residents of these properties (save for their own parking spaces to the rear which do not cover the number of occupants to these buildings already, as many are split into two or three flats) and to their visitors, and visitors of the parade of shops and Waders swimming pool is on Hawkins Road.

Equally at the top of Hawkins Road sits a school. Hawkins Road is the only access road to the school and therefore the parking problem is already exacerbated by parents coming to drop off and pick up their children at the relevant times.

As previously mentioned, the residents of 64 Hawkins Road require multiple carers to attend their property and require parking as well.

Visitors to the parade of shops already park on the green grassy areas of Hawkins Road when they cannot find a space.

There is therefore a bottle neck of insufficient parking particularly at the bottom of Hawkins Road already that this development will no doubt add to.

5. Parking on the Development Site

The parking provided on the Development Site is wholly insufficient. It is unlikely any modern car will be able to park within the garage with the occupant being able to open their car doors sufficiently widely to exit and enter the vehicle, let alone for example, put an infant in a car seat.

The parking area of each garage will also include cycle storage which will, again, make actually parking a car therein difficult. Therefore these garages will most likely merely become storage space and should be discounted from the parking on the site.

This brings the parking spaces down to 8 for the five houses. Each modern household usually has two to three cars these days and therefore the required, fit for purpose, parking spaces would be 10 to 15. That does not include visitors who may wish to come to the properties or take in to account any future proprietors who may have accessible needs and therefore require wider parking spaces.

On parking alone we submit that the number of houses is too large for the site it sits on and should ideally be reduced to three instead with additional suitable parking.

Alternatively to assuage parking worries, permits could be introduced to Hawkins Road, with the houses on the development not being able to apply for any.

6. Highway Safety

You are only able to park along one side of Hawkins Road due to its width which creates almost a one way system for traffic. Therefore, if construction traffic needs to be close to the development and cannot find a parking space nearby if they are too large to navigate the narrow access (as will likely be the case) or are unable to park on site, they will either park on the access and block the same and/or block Hawkins Road. This causes a safety concern for all local residents in case of emergencies and/or disruption to their working days / care being administered.

The point of access to the access road from Hawkins Road has poor visibility already. Especially when vans are parked either side of the access point. School children walk down Hawkins Road multiple times a day and I myself have had some near misses with children running out in front of the access without checking and my car has high visibility, that any construction lorries or vans will not have. If this development goes ahead signs should be placed on Hawkins Road to warn any crossing pedestrians.

Equally it will be very difficult for construction lorries etc to actually turn into the access road for the site, which again I would submit will either cause them to block Hawkins Road or park on Hawkins Road instead of trying to get down the access.

7. General Points

Most residents in the area now work from home and the construction noise will have quite an impact. Especially on those residents like myself that work from home due to a disability, which means I cannot always travel into the office. My job requires a quiet environment which I currently enjoy at the Property and have done since I moved in in July.

Access must be maintained at all times to the residents private parking spaces and sheds, we presume although we have not reviewed the title deeds, to block this access would be to breach a restrictive covenant. It not acceptable to just restore access after the development has been built which could take many months if not years.

Any blocking of existing parking spaces will further exacerbate the existing parking problem.

A restriction should ideally be placed on the properties being built that they should be used as single private residential dwellings solely and that they cannot be HMOs.

The road already suffers from a dust problem in most properties from the local businesses and any construction will increase this considerably.

We understand the age of the buildings is such that an asbestos survey should be carried out, if not a condition already, and confirmation of safe removal of any such asbestos stipulated.

We are also concerned were there to be a fire on the site whilst development took place or in the subsequent built properties the access road is not sufficiently wide enough for a fire engine to park and use its stabilisers, if ladder use is required, to reach the top of ay three storey buildings.

Yours sincerely,

[redacted]

Georgina Henderson

Current Occupier of 64 Hawkins Road