From: planning@adur-worthing.gov.uk
Sent: 03 January 2023 16:30
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1968/22

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 03/01/2023 4:29 PM from Ms Rosemary Mitchell.

Application Summary

Address:	Elreg House 58 Rosslyn Road Shoreham-by-sea West Sussex BN43 6WP
Proposal:	First floor extension above existing ground floor rear wing to create 6 new care rooms.
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Ms Rosemary Mitchell
Address:	54 Rosslyn Road, Shoreham-by-sea, West Sussex BN43 6WP

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	This is the second attempt by the owner of Elreg House to increase the capacity of the care home. In response to his earlier request, planning officers advised that they regarded the extensions to be an overdevelopment of an already heavily developed site. They regarded the proposal as being unsympathetic and overbearing and out of scale for this residential area. The applicant was advised that no amendment to the plans will make the proposals acceptable. These new plans do not address the overdevelopment of the site or the overbearing nature of a second floor extension. The proposed extension will still be close to the site boundaries, be

harmful to the character and appearance of the site and its surroundings and be overbearing to neighbouring occupiers.

I believe that the proposal is contrary to policy 15 of the Adur Local Plan:

Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

and contrary to Paragraph 130 of the NPPF.

Whist this new proposal differs slightly from the previous proposal in that it appears to be just the western elevation that will be built on, it will still encroach upon the houses closest to it in Rosslyn Road and Gordon Road, and be close to the houses in Rosslyn Avenue. At night the area is already floodlit and causes significant light pollution to the area, especially the back gardens of nearby residents. There is also noise and disturbance from staff taking breaks in the shelter in the small back garden area of Elreg House which has not been built upon (there are numerous sheds and outbuildings in the grounds of the property) and with an increased number of residents there will be additional deliveries, medical and ambulance call-outs and visitors parking in the street.

I note that in his application, the owner of Elreg House mentions the difficulty and expense of recruiting care home staff, and implies that he is having to sponsor staff from overseas at a cost of £7,000 per staff member. If he is having difficulties recruiting staff it is not clear how he will be able to provide quality care and services for an additional 6 residents!

I am happy to attend any planning committee meeting and talk through my objections with the committee.

Kind regards