From: planning@adur-worthing.gov.uk
Sent: 18 October 2021 16:30
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1544/21

Dear Sir/Madam,

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

Comments were submitted at 18/10/2021 4:30 PM from Mr STEVEN TOMLINSON.

Application Summary

Address: 114 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HB

Proposal: Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps (Revised proposal)

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Mr STEVEN TOMLINSON

Address: 112 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HB

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: I acknowledge the amendments made by the applicant dated 14/10/2021 on the website. I do not believe they are sufficient to allay the concerns I have with this application. They are as follows:-

1. There still appears to be no privacy screen from the second floor balcony/terrace towards the west and 112.

2. The overshadowing and effect on amenity remains (despite the 1m move to the north) due to the impact of the bulk of the building and canopies. I have not obtained visualisations as the neighbours at 116 however the effect will be the same on 112 as suggested.

3. The excavation, construction of the proposed 2 substantial foundations and weight of the building

planned at the boundary with 112 both sub-surface and at ground level and their effect on the foundations (floating concrete platform), structure and adjacent walls of 112.

The report from Ashdown Site Investigations Ltd provided by the applicant seems to bear this out and I quote:-

"Attention is drawn to the presence of unstable very coarse-grained soils beneath the site. The construction of conventional footings will need to consider the unstable nature of the undisturbed soils and as such temporary support may be required. Care must be taken to ensure that new foundations do not undermine or impose additional loading (vertical or lateral) on existing foundations. Similarly, the construction of new foundations should be undertaken carefully and monitored in those situations where temporary works could affect existing foundations. It is recommended that, where a bearing capacity in excess of 100kN/m2 is to be utilised, the foundation formations should be assessed by suitably qualified persons to confirm the relative density of the soils at and below formation level."

And:-

"Particular attention must be paid to ensuring the stability of nearby structures, services and neighbouring sites as well as the road frontages"

Kind regards