From: planning@adur-worthing.gov.uk
Sent: 13 July 2022 14:08
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0328/22

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 13/07/2022 2:07 PM from Miss Emma Russell.

Application Summary

Address:	Oakdene Old Salts Farm Road Lancing West Sussex BN15 8JQ
Proposal:	Replacement of garage and conservatory with a two storey side extension, two storey rear extension, hip to gable roof extension and single storey front porch extension; new detached garage
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Miss Emma Russell
Address:	Bramble Farm, Old Salts Farm Road, Lancing, West Sussex BN15 8JQ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Privacy Light and Noise - Trees and Landscaping
Comments:	Letter of objection objections of the following. Light, noise, vibration and dust pollution, including smell from diesel machinery, will be caused. High Risk of falling debris into/onto adjoining property [Fidelis]. Insufficient access/room for scaffolding, NO access will be granted for erection of scaffolding or any other materials on/over the

adjoining property [Fidelis].
unsuitable access/parking and no turning areas for large vehicles.

Extension is within 1 meter of boundary fence of the adjoining property known as [Fidelis]
To which the house is situated approximately 4 meters to the west of proposed development with an east facing window to permit light into the stairway and upper hall.

The North of the house [Fidelis] has a conservatory, which currently benefits from the sun in early morning which serves to add light and heat in the mornings. In the garden between the houses is an established fruit tree at risk of damage from falling debris and root disturbance/poisoning from new foundation concrete, to the north of the house there is an established vegetable/fruit garden with greenhouses used to grow food.

The garage of [Oakdene] currently has a sloping roof as to not interfere with overshadowing the natural light. The roof height of [Oakdene] is 3 to 4 meters higher than the house [Fidelis] which already overshadows the house [Fidelis].

Prior to this application, there were several large trees that were not more than 3 meters away from the north side of the house, which have since been cut down this year (2022) these would have been in the area of the new 2.5-meter extension (to the north).

Furthermore, Highway England has no jurisdiction to comment on road accessibility, the road to this development is co-owned and maintained by current residents. It is a single farm track with a narrow weight limited bridge of 5-ton (by Dudmans structural engineer) no footpaths or street lights, limited laybys, which are property entrances/gateways. There is nowhere at the property [Oakdene] for lorries to turn, park or offload, without blocking the road off completely. Access to other properties to the east is required at all times.
This road has a lot of walkers with young families, dogwalkers, residents, walking children to school and horse riders.
There is also Seaside school at the start of this road which makes the main road of, Old salts farm road including the start/beginning of the privately owned part of old salts farm road and Freshbrook road impassable by large lorries during school times. The council and school are aware of these problems.
Currently large vehicles are reversing back down road from this property due to no turning availability.

Why the need for a massive extension to the west instead of the east, where there would be less impact on [Fidelis]

Faithfully

Kind regards