From: planning@adur-worthing.gov.uk
Sent: 27 August 2021 18:06
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1490/21

Dear Sir/Madam,

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

Comments were submitted at 27/08/2021 6:05 PM from Mr Edward Robson.

Application Summary

Address: Ash Croft 22 Elm Grove Lancing West Sussex

Proposal: Remove existing pitched roof, additional second floor to existing two storey flatted building to create 2no. bed-sitting flats and 1no. one bedroom flat. Enlargement of existing bin store and cycle store (22 Ashcroft and 24 Elmcroft)

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Edward Robson

Address: 22 The Tynings, Lancing, West Sussex BN15 8PW

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: Reference AWDM/1490/21

Objections

Privacy and Security for 17-22 The Tynings
-
The terrace of 17-22 The Tynings all have rear bathrooms and bedrooms which can be clearly seen into by the block of flats, from a higher elevation it will be possible to see into Kitchens and Living areas on the ground floor of houses in the terrace. There are privacy concerns due to direct line of sight into bathrooms and bedrooms opposite. Families with young children live in the terrace.

The current design of the building breaches the privacy of opposite terrace, as it is already possible to see directly into windows of bedrooms and bathrooms and gardens from the first floor flats of Ashcroft & Elmcroft in to 17-22 the Tynings, adding further dwellings will further intrude on privacy and increase the feeling of being observed and overlooked for residents of The Tynings. In order to maintain privacy the residents of 17-22 The Tynings would be required to install fencing exceeding 2m in height. The amount of sky visible from gardens will be reduced and the residents' wellbeing will be negatively effected by this plan.

Parking infrastructure
-
The current lot has 6 parking spaces allocated within the boundary lines, adding more residences to the block without appropriate off road parking bays for residents will further increase roadside parking congestion to Elm Grove.

Local architecture and suburban planning
-
The proposed addition to this building would detract from the character and appearance of Elm Grove, two up two down style and bungalow styles of houses in the area. Though aware that there are blocks of flats on Elm Grove, these flats look on to the front of the houses opposite rather than the back.
It would be too large over the surrounding flats and homes and set an undesired president for other flats and developments in the area. It would not be in keeping with the neighboring buildings as a three storey apartment block.
The proposed addition would block light to the flats next door at Penncroft which have already lost light due to the construction of Ashcroft & Elmcroft

Considering the construction period
-
There is not enough space on the current lot or on Elm Grove for any construction company to store equipment safely or park construction vehicles close enough to the site without causing congestion on Elm Grove.

Considering the current occupants of Ashcroft & Elmcroft
-
The residents of Ashcroft & Elmcroft would be forced to live below a construction site beyond their control, or want for further dwellings above them.
The mental health of the people who live in the current flats would be negatively effected by the noise and pollution that goes with a project of this scale.

Original Reference: ADC/0315/08
Previous planning allowed for a two storey building only.
Previous planning permission was not granted due to:
Increase reduction of light to 1-4 Penncroft.
Roadside parking was not possible due to congestion to the road.

Kind regards