Comments for Planning Application AWDM/0251/18

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 9 April 2018 at 01:25
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 1:25 AM on 09 Apr 2018 from Mrs Joanne Edwards.

Application Summary

Address: Former 43 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL

Proposal: Erection of pair of semi-detached houses with one additional vehicular access and associated car parking and landscaping.

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mrs Joanne Edwards

Email: [redacted]

Address: 37 The Meadway, Shoreham-By-Sea, West Sussex BN43 5RN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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

Comments: We live with our family at 37 The Meadway, a road which runs parallel to Old Fort Road to the north. The south eastern corner of our property meets the north western corner of the proposed development site. We OBJECT to the proposed development for the following reasons:

1.DESIGN

Design and Access Statements for new developments on Shoreham Beach, including this one, regularly refer to the diversity in style and material of houses in the area. How did this happen? Until relatively recently, the area was characterised by the predominance of bungalow and chalet bungalow style houses, in keeping with its description as "Bungalow Town". The Council's Development Management Standard (No1) states that "new buildings should reflect the existing character and appearance of an area...", but despite this, more modern box-like designs have somehow proliferated. Some people favour this diversity. However, a walk along the north side of the section of Old Fort Road which includes this proposed development shows that the more modern designs are now predominating over the

traditional pitch roof bungalow-style houses. As residents of Shoreham Beach for more than two decades, who have appreciated the previous unique character and appearance of the area, we OBJECT STRONGLY to this apparent back-door change.

2. HIGHWAY ACCESS AND PARKING, AND RIGHT OF WAY

The proposed development site enjoys a Right of Way (ROW), shared with the owners of 41 Old Fort Road, leading to the rear (north) of the site. We also enjoy a ROW - via Deed of Mutual Grant - over a shared driveway leading between Nos. 39 and 41 Old Fort Road to the rear of our property. The developer/owner of No.39 Old Fort Road has adopted a similar parking arrangement to that proposed for the westerly house of the two proposed for the site at 43 Old Fort Road, ie parallel to Old Fort Road - contrary to the approved plans for the development. Separation between the property and the ROW is therefore not possible as vehicular access to the parking area of No.39 is achieved via the ROW. We have concerns about the safety of residents of No.39 whenever we drive along the ROW, including the owner's young children. Furthermore, the owner of No.39 and his visitors and guests frequently park overhanging, or even in, the ROW, thus preventing us from using it. This leads to much acrimonious debate between our families. For reasons of safety and neighbourly accord we STRONGLY SUGGEST that the proposed parking arrangement for both houses should be directly from the road, as proposed for the easterly house.

3. OVERDEVELOPMENT

The 2 proposed houses contain 3 bedrooms, suggesting that they are aimed at the family market. Assuming each family includes 2 children, this would lead to a new requirement of 4 school places (primary and secondary), when all catchment schools in the area (Shoreham Beach Primary, Swiss Gardens Primary and Shoreham Academy) are oversubscribed. Residents would have to travel further afield by car, adding to the already unacceptable traffic congestion around the main road off the Beach during peak (school run) times. In order to cram 3 bedrooms into both houses it is necessary to overhang the shared drive/ROW. In addition to the difficulties this may impose on the free passage of high sided vehicles along the ROW, it smacks of greed on the part of the developer, when a pair of 2-bedroom houses would be a better fit for the site. We OBJECT to the continual overdevelopment of this area, which appears to favour the demands of developers over the needs of existing residents.

4. PRIVACY LIGHT AND NOISE

Although less affected by lack of privacy and loss of light than our neighbour at No. 39 The Meadway, whose property backs directly onto the proposed development, there would nevertheless be a greater degree of overlooking of the back of our house and garden, and the overall effect would be to add to the

sense of enclosure caused by oversized developments at 37 and 39 Old Fort Road. Like many established residents, when we purchased our current home 15 years ago we were attracted to the feeling of openness at the back of our house, and the sea views which have long since disappeared with the ever-increasing size of the foreshore houses. We will also lose sunlight to our well established array of photovoltaic solar panels which feed into the National Grid through the Feed-In Tariff.

We are also concerned about noise emanating from the roofs and gardens of these houses particularly during the summer months, during parties and other social events, as we already suffer greatly from noise from the two houses at No.37 Old Fort Road, with voices and music echoing around the tiny back yards. We note that there is some question as to whether the roofs of the houses are to be freely accessible. Such access, if permitted and rendered safe, should be restricted to the front of the roof, as all-round access will add to noise and overlooking of the surrounding houses and gardens to an unacceptable degree.

Mrs Joanne Edwards and Mr Stephen Edwards