

R F Richards S Zaninetti

8 St Johns Avenue BN12 4HU



06 JAN 2026

Planning Application Ref AWDM/1520/25

Business Support

Sub division of plot to provide 2bedroom chalet bungalow style detached house in rear garden with parking accessed off St Johns Avenue

Dear Director

We are writing to strongly object to this application. This development would have a significant negative impact on neighbouring houses and the wider character of this unique area. Our objections are as follows:

The proposed dwelling extends approximately one third beyond the existing building line in St Johns Avenue. The line is clearly defined by the existing boundary wall which separates the rear garden of No94 from the front wraparound garden situated in St Johns Avenue.

The proposed development exceeds the roofline height of existing properties in St Johns Avenue

The proposal states the development would be built in the rear garden whereas the plans clearly show the development to extend well beyond the rear garden boundary wall

The dwelling is described as a chalet bungalow although it is in fact a two- storey house which is out of scale with other surrounding properties

This is overdevelopment and does not comply with requirements of AWLP policies CP1 and CP12 (Overdevelopment and Inappropriate Back-land Development)

The proposed building is very much out of character with the rest of St Johns Ave/St Johns Close all of which are bungalows with adequate distances between properties. The proposed house would dominate the street scene from both the top and seafront end of St Johns Ave and be built very close to our property at No 8 St Johns Ave. The existing building lines and street layout have been carefully considered in the past to consider all who live in and visit the area. The proposed construction of this 2-storey house doesn't consider these at all. This is not in line with AWLP Policies CP12 (Urban Design) and QD14

The proposed development would be constructed very close as to our property No8 St Johns Ave. Due to its height and scale this would mean a loss of two thirds of natural daylight to the everyday living areas and gardens of our property. This would change the whole character and feel of property we originally purchased. It would create a negative sense of enclosure and loss of wellbeing for us. This does not comply with AWLP Policy QD27(Unacceptable Impact on Residential Amenity) The close location of this development to ours and other properties would also increase noise and remove the privacy they have had since original construction in 1956

The Parking spaces would be accessed through St Johns Ave with no day-to-day effect to No94 Marine Crescent at all. This will have a negative effect on what is already limited parking. St Johns Avenue is a narrow road with only enough space for one vehicle to park on one side which can still cause problems when larger vehicles need to pass. The introduction of a double dropped kerb will take available parking space away from existing residents of St Johns and push it towards the Y junction on Marine Crescent creating potential hazardous parking and further congestion.

The development would result in the loss of more greenspace. The rear garden {a precious asset to family home} and a large portion of the front garden of 94 Marine Crescent will be lost. This may encourage others to subdivide plots and further the loss of garden greenspace in the area.

Construction of the development would create severe disruption in this narrow road. All access for construction machinery and contractors vehicles, material deliveries etc would be via St Johns Avenue causing parking issues and noise/air pollution for a considerable period of time. This is a long- established area and works would be detrimental to amenity (AWLC Policy QD27)

The wrapround front garden attached to No 94 and located in St Johns Ave has long been a defining feature of this road which is enjoyed by many pedestrians who use the avenue on a daily basis to access the seafront and greensward, it provides a visual break from continuous housing and softens the street-scene in this unique part of the borough.

This proposal shows no consideration for local residents or the character of the area and is not in line with local planning policy. This application should be refused.

Yours Sincerely

