1/

5TH FEBRUARY 2012.

To - ADUR DISTRICT COUNCIL PLANNING OFFICERS

FROM - MR R. W. WHEELER, 2a ARIEL COURT BRIGHTON ROAD, LANCING. BN15 8RQ.

RE - OBJECTIONS TO OUTLINE PLANNING APPLICATION 12 BRIGHTON ROAD, LANCING BN15 8RH (REF AWDM/0057/12)

1) THE DEVELOPMENT ENTAILS THE DEMOLITION OF A SOUND 100 YEARS OLD SINGLE STOREY BUNGALOW AND GARDEN, BEING REPLACED BY A LARGE MASS SOLID BLOCK BUILDING WITH LITTLE ARCHITECTURAL MERIT. THE BUILDING CONSISTS OF 4 THREE STOREY RIDGED ROOF TOWN HOUSES WITH GARAGE AND PARKING SPACE IN FRONT TO EACH, WHICH COVERS MOST OF THE SITE AND OBLITERATES THE EXISTING GARDEN. THIS IS A GROSS OVER DEVELOPMENT OF A SMALL SEA FRONT SITE, WITH NO CONSIDERATION TO IT BLENDING IN WITH SURROUNDING PROPERTIES.

2) THE MASS, WIDTH AND HEIGHT OF THE BUILDING WILL CUT SUNLIGHT AND CAUSE SHADOW ACROSS PROPERTIES ON THE NORTH SIDE OF BRIGHTON ROAD, ESPECIALLY DURING THE WINTER MONTHS WHEN THE SUN IS LOWER IN THE SKY.

3) THE MASS, WIDTH AND HEIGHT OF THE BUILDING WILL REFLECT ROAD NOISE WHICH WILL AFFECT THE PROPERTIES ON THE NORTH SIDE OF BRIGHTON ROAD.

4) ADJACENT PROPERTIES ON THE SOUTH SIDE OF BRIGHTON ROAD ARE ALL 2 STOREY AT ROAD LEVEL WITH RIDGE ROOFS. THE PROPOSED DEVELOPMENT IS 3 STOREY WITH RIDGE ROOFS AT ROAD LEVEL AND WILL OVERLOOK ADJACENT PROPERTIES, ALSO PROPERTIES ON THE NORTH SIDE OF BRIGHTON ROAD.

5) THE OUTLINE PLAN INDICATES THAT A POTENTIAL 8 VEHICLES

(CONTINUED ON PAGE 2)

WILL ENTER AND EXIT THE HOUSES GARAGES AND PARKING SPACES ON THE BLIND BEND OF BRIGHTON ROAD, AT ITS NARROWEST POINT, WHERE VEHICLES ARE TRAVELLING AT SPEED. PEDESTRIANS, JOGGERS AND CYLISTS USE THE DUAL PURPOSE PAVEMENT AT THE FRONT OF THESE PROPOSED PROPERTIES. VEHICLES DRIVING IN WILL HAVE TO BACK OUT INTO FAST MOVING TRAFFIC ACROSS THE PAVEMENT / CYCLE LANE. THIS DANGEROUS SITUATION CANNOT BE OVERSTATED.

6) THE QUESTION OF DEMOLITION AND RECONSTRUCTION AND THE HEAVY VEHICLES, PLANT AND MATERIALS NEEDED TO ATTEND THIS SMALL ROADSIDE SITE DOES NOT APPEAR TO HAVE BEEN CONSIDERED.

7) I DRAW ATTENTION TO 25 RIVERSIDE, SHOREHAM BEACH (AN ALMOST IDENTICAL PROPOSAL) REJECTED DUE TO IT BEING DETRIMENTAL TO THE RESIDENTIAL ENVIRONMENT AND LOCALITY AND HAVING AN EXCESSIVELY ENCLOSING EFFECT ON SURROUNDING PROPERTY.

[redacted]