From: planning@adur-worthing.gov.uk
Sent: 07 November 2022 18:32
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0607/22

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 07/11/2022 6:32 PM from Mr Mark Henderson.

Application Summary

Address:	Garage Compound Rear Of Kingston Broadway Hawkins Road Shoreham-by-sea West Sussex
Proposal:	Demolition of existing buildings (B1 and B8) and construction of 5no. two bedroom Live/Work mews dwellings.
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mr Mark Henderson
Address:	58 Hawkins Road, Shoreham-by-sea, West Sussex BN43 6TH

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Privacy Light and Noise
Comments:	Having recently purchased 58 Hawkins Road I have examined the proposed development and would comment as follows: An allowance of 17 car parking spaces has been allocated. 10 for residents and 7 for existing business. The plans show two bedroom development with 4 occupants per property. Allowing for 3 persons having vehicles as per usual this would require 15 spaces not 10. Given that these are also commercial units some staff will also be traveling to work in vehicles and allowing just two per unit adds a further 10 spaces requirement for which there is no room to include. This will mean even more issues for Hawkins Road and surrounding areas further

inconveniencing local residents. I have noticed in the short time I have had the house that Hawkins Road is almost completely impossible to park in at any given time of the day. This will lead to an increase in "drop kerb" requests to access land in front of properties further depleting road side parking which as discussed elsewhere is already a bone of contention with garage vehicles using local authority road parking for business purposes. Perhaps to alleviate this they should consider using the space to fill with parking for their own vehicles either being or to be worked on instead. Everyone is happy!

Furthermore the minimum emergency service access requires 2.9m (Fire engine) and a minimum of 1m pedestrian access making 3.9m. This is if the Disability Act is to be ignored requiring ideally a footpath width of 2m enabling two wheelchairs to pass or a clear width of 1.5 m for single wheelchair access. In an emergency barring any other escape route the current access and egress plan has severe shortcomings.

Noise pollution from work units on weekends and unusual levels during the week must be considered.

Privacy will be reduced. Noise from communal gardens residents and workforce will adversely affect privacy and enjoyment of 58-60 and flats.

Proximity to other properties reducing enjoyment and possible value of the same.

Lastly, recent rainfall caused severe flooding at the junction of Hawkins Road and additional load without drainage improvement would exacerbate the issue. Current w.c usage of the site is how many persons? compared to the proposal of a possible 4-6 per property usage (24 persons) adding greatly to the sewage network. What plans are in place to ensure the main sewage can cope?

I will look into employee workplace regs as well to see if I can register any other issues.

Yours

Mark Henderson

Kind regards