From: Max & Bill Sweatman <[redacted]>
Sent: 14 August 2021 14:52
To: North2
Subject: Fwd: APP/Y3805/W/21/3275187

Mr & Mrs Sweatman
19A Victoria Road,
Shoreham-By-Sea,
West Sussex,
BN15 0RN

14/08/2021

Application Reference: AWDM/1999/20
Planning Inspectorate Number: APP/Y3805/W/21/3275187

Dear Terry Scott,

We have been notified that an appeal has been made to the Secretary of State for the Department for Communities and Local Government after a planning permission refusal by Adur and Worthing Council for the plot of land south of 17 to 19 Victoria Road in Shoreham-By-Sea. We are writing to you as we would like it known that we strongly object to the plans and that any points we have previously raised with the Council and the Department of State still stand.

We remain opposed to the development and worried about the impact such a building would have on our road. The issues raised after the first set of plans were submitted and rejected do not appear to have been addressed. This second set of plans show the new dwelling as being taller and closer than previously and the building remains large and drastically different to the other traditional dwellings on this small road. This is the second set of plans refused by Adur and Worthing Council on grounds that it is an overdevelopment of this small site and we agree with this viewpoint.

The plans show the new building would be sited in front of our home and facing our living room, bedrooms and parts of our garden and we are concerned about the loss of privacy and how overlooked we would become if it goes ahead. It is a tall building that will be very close to the opposite houses and is shown on the plans to be directly up against our side boundary line which would therefore block out a lot of the natural light to our property. The style is not in keeping with the other houses and being a private road, it will only be seen by the residents and would drastically alter the streetview. The artistic impressions do not show the rest of the houses on the road or how close and how large this new build would be.

Our main issues are with the size, siting, proximity, and design but we are also concerned that once a building is in place it will make turning and manoeuvring vehicles in this narrow road which has a dead end impossible. Already there is limited space, and we believe it will become dangerous with no way to turn around once cars or vans have driven down. There is an area of hard standing on the development plot that is marked by a dotted line (marked as an Adur Development Boundary Line) that has been used as a turning circle to address this issue for as long as we have lived here. If this part of the plot is built over, vehicles coming onto the street will need to reverse the entire length of the road and back blindly onto the main road. Although the main street has been blocked off at one end, it is still a busy area with bikes, cars and pedestrians cutting across the entrance to our turning. There is also a Primary School in the immediate area which means it is busy at key times and there have been many near misses even when vehicles are able to slowly edge out forwards.

We worry that building supply deliveries and construction traffic will block access in and out of some of the properties for the duration of the build and will also severely damage the roads surface. As it is a private road, residents are responsible for its upkeep and currently it is functional for use by cars. However, heavy vehicles using it will rapidly speed up its deterioration resulting in all residents suffering the consequences of this.

There have been various personal reasons given by Mr & Mrs Abbot at the Planning Committee meetings for wishing to develop this land in such a way but we feel that these are no longer relevant. As of July 2021 the property at No.19 that Mr Abbout co owned but did not live in was sold. We would query whether a development is required on such a small road and plot, especially as many other development projects are being undertaken in the local area with 600 homes currently being built at the Monks Farm development a few miles down the road which includes affordable options for families.

In summary we are not against improvements to the area but we feel this building will be detrimental to our road in so many ways. When we bought our home we did not expect the tiny space directly in front of us to potentially become the site of a large modern building completely altering our view, our light and the entire character of the road. We have lived in our house for over 35 years and have seen our local area change and grow and while we understand change is sometimes necessary, we do not feel that this building will be an improvement and that it will negatively impact the residents, the road and the street view if it is to go ahead.

Thank you so much for your time and for reading our letter.
Yours faithfully,

Maxine and William Sweatman