From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 11 June 2024 17:13:07 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0602/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/06/2024 5:13 PM from Dr Matthew Reynolds.

Application Summary

Address:	26 Nicolson Drive Shoreham-by-sea West Sussex BN43 5UP
Proposal:	Proposed 3-bed dwelling attached to East elevation of existing dwelling
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Dr Matthew Reynolds
Address:	13 The Kestrels, Shoreham-by-sea, West Sussex BN43 5UL

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	To whom it may concern, Pursuant to my initial objection to proposed dwelling 26a Nicolson Drive, Shoreham, irregularities over the occupancy of the planned site have come to my attention. These must be addressed as a matter of urgency.

The proposed east elevation for 26a is shown as being up to the boundary with the public footpath into the Kestrels, currently following the line of the occupier's garden fence.

However, the original deed plans clearly show a three-metre gap between the path and the original boundary of 26 Nicolson Drive, delineated by a brick wall, the north side of which is still in situ. This piece of land served as a verge allowing for public access, with greenery maintained by Adur Council. Neighbours recall the original boundary as being tree-lined next to the path, mirroring the same arrangement present at the adjacent close The Herons.

At some point after the Kestrels landscaped in 1970, the occupier of 26 has enclosed the strip adding it to No. 26's garden area.

Any proposed development will therefore be an encroachment on public land, where ownership is contested.

Until the extent of No. 26's freehold can be clarified, either from the title deeds or evidence of a successful bargain and sale with Adur council lodged with the Land Registry, any application for 26a must be paused immediately.

Yours faithfully,

Dr Matthew Reynolds

Kind regards