Pauline Spiteri
5 Town Quay Appts
High St
Shoreham-by-Sea BN43 5DS

[redacted]

BY HAND

10th November 2012

Adur and Worthing Planning Department
Adur Civic Centre
Ham Rd
Shoreham-By-Sea

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 15 NOV 2012
TO | REF No.

Dear Mr Appleton

Cc Peter Barnet

Town & Country Planning Act 1990

Site: **Town Hall Chambers 45 – 49 High Street, Shoreham-By-Sea, West Sussex**

References: **AWDM/1319/12**

Proposal: **Regeneration and re-development of the existing Town Hall comprising a new building up to five storeys high, providing nine residential units, and associated works.**

This letter sets out objections to aspects of the Application which I would urge the Planning Committee to consider.

I have used the information in the Guide sent out with the notice and trust that due consideration will be give to the objections below in respect of what are important and key planning issues. In essence, these are the height and number/density of the residential units, loss of light and privacy, traffic and also parking implications of the proposed redevelopment of the site, which must be addressed before any such application can possibly be considered.

Whilst we welcome and support re-generation of the Old Town Hall, the height and number / density of residential units is of serious concern to local residents and it will have a significant impact on the immediate area and a loss of amenity.

I would urge the Planning Committee to reject the current plan for such a site in favour of any future proposed plan which would ensure that the density / size and height of the development are suitable for the area.

General objections relating to the Proposals for the Old Town Hall Re-Development in Shoreham-by-Sea

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As the Old Town Hall is a listed building, it is imperative that any re-build should seek to maintain the integrity of the original build, and should also be done with the public interest in mind. My objections are that:

- Any application for such a high and residentially dense scheme can only be considered if there were sufficiently good parking facilities. Parking for local residents is already extremely difficult, with less than sufficient space for everyone living in the immediate vicinity. There are only three available private parking spaces in the small courtyard which is in between our property and the Old Town Hall ***(see Appendix 1).*** We cannot see any provision to provide parking for the new residents. Furthermore we have serious concerns that we would lose the limited parking space we currently have.

- Planning determinations must be made in accordance with the LDF unless material considerations indicate otherwise to ensure that both strategic and development policies are adhered to. Therefore, my objection is that the size and density of the residential aspect of the proposed redevelopment is not in the public interest due to the increased high density of people in a very small area in respect of all the amenities, services and traffic issues this presents.

- Raising the height of the Town Hall to five stories would mean that for us and many local residents, there would be loss of privacy as the proposed new accommodation would directly overlook our property, as it is situated only 10.3 metres away from our property ***(see Appendices 2 and 3).***

- The proposed height of the building would have a detrimental effect on light in our property ***(see Appendices 2 and 3)***.

- The height of the proposed new building would also be an oppressive and overwhelming presence, both from the perspective of inside our property and also in our courtyard (which I take great care to maintain and upkeep with planting, paintwork etc, and which currently provides a pleasant aspect to our property, and which we believe would be overwhelmed by such a tall building adjacent to it). ***(See Appendix 3).***

Therefore, the application in its current form should be rejected because of the height and density/number of units, and loss of privacy and light for local residents.

We should also emphasise that we welcome and support a regeneration of the Old Town Hall. It is currently in a state of disrepair, and clearly needs refurbishment ***(see Appendix 4).*** As local residents we would support an alternative application which takes in to account our request for a lower and less oppressive and invasive building, plus our request for it to accommodate fewer residents, particularly when the parking and traffic problem is properly taken in to consideration.

Material considerations

Section 38 of the Planning and Compulsory Purchase Act 2004 provides for the statutory requirement that Shoreham-by-Sea must deal with decisions on planning applications 'in accordance with the [development] plan unless other material considerations indicate otherwise'.

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I have dealt above with objections relating to the development plan and deal with 'material considerations' below, which indicate and confirm that the application for proposed development is one which should be rejected in its current form.

The Guidance provided by Shoreham-By-Sea sets out the main or 'most common' 'material considerations' and I raise my objections in relation to the categories below:

Scale and appearance of the proposal and the impact on the surrounding area adjoining neighbours

The Application is for redevelopment of the site to 5 storeys.

- potentially an additional 20 more people will be living in what is a very small area
- the scale and height of the block will damage the look of the surrounding area
- the number of flats means approximately 20 more cars (plus visitors) will need parking spaces, we can not see where this will be possible.

Although I understand that the Council will favourably consider proposals for higher density residential development within Shoreham-By-Sea, this development is one where the impact of such a height of a development and high density and number of units cannot be favourable, compared to a site limited to 3 storeys which would be more sympathetic to the surroundings.

As development proposals are only to be permitted where they are carefully related to their surroundings in terms of their design; do not mar the skyline nor intrude to the detriment of important views and sight lines; and contribute positively to any relevant point of civic or visual significance; the current Application does not appear to meet such criteria, but confirms that such a such a redevelopment in terms of its height and density / number of units is not within the strategic or developmental remit of the UDP.

Noise and disturbance resulting from use

The size, density / number of units and height of the proposed redevelopment will result in increased numbers of people in a densely populated area impacting on the noise pollution level. There will also be a significant increase in the noise from pedestrians and traffic which will result in disturbance through noise, and increased pollution.

Effect on traffic, access and parking

Traffic

The combination of the redevelopment of the site at the Old Town Hall will be of such enormity that the proposals are of more than local importance, and the key objections are:

- The much larger volume of traffic at Town Quay will cause significant congestion. It is already currently difficult at times, as there is only room for one car on the road at a time (ie two cars can not pass each other at the same time, ***see Appendix 5***).

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- There are often lorries on Town Quay which are parked to unload for the local shops and restaurants, thus taking up a lot of the space on this narrow road and adding to the congestion.

- We currently have two wheelie bins in the courtyard which are ours, there is also one on Town Quay which is used by the nearby restaurants. An additional 20 residents would require waste facilities – again space is of a premium and we can not see where the rubbish for any new residents would be stored without causing more congestion, and in addition the rubbish collection lorry would need space to collect the additional rubbish. ***(see Appendix 5).***

- The High Street from which Town Quay is accessed is an extremely busy and dangerous road, with a constant stream of flowing heavy traffic. Therefore any cars caught in congestion on Town Quay will not be able to reverse back out on to the High Street to create space.

Parking

Parking is already an issue for residents at the Town Quay Appartments and currently there is not enough parking room for residents. There are simply too many cars for the spaces provided, there is no case for further cars from other roads to be allowed to use the current space to park. ***(see Appendix 1).*** The key representations on which the objection in respect of parking is made are:

- If residents from, or visitors to, the proposed redevelopment, the parking problems will become intolerable for the current residents.

- The issue will be compounded where residents of the proposed redevelopment have more than one car.

Conclusion

The main objections relate to the height of the proposed redevelopment and resulting overwhelming presence for current residents, the number and therefore density of the residential units, the lack of parking facilities, and the loss of light and privacy for local residents overlooking the building.

I urge you to give serious consideration to my reasonable requests.

Yours sincerely

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List of Appendices:

Appendix 1: Picture showing current private parking provision for our property in the courtyard which is located between our property and the Old Town Hall. (Picture taken from our doorway).

Appendix 2: Picture showing the current height of the Old Town Hall in relation to our property (taken from inside our property).

Appendix 3: Picture showing the height of the current Town Hall including the perspective from the private courtyard (taken from inside our property).

Appendix 4: Picture showing the current state of the Old Town Hall as seen from our property.

Appendix 5: Picture showing Town Quay access, road space and rubbish facilities, from the High Street looking south.

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1.

Appendix 1: Picture showing current private parking provision for our property in the courtyard which is located between our property and the Old Town Hall. (Picture taken from our doorway).

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2.

Appendix 2: Picture showing the current height of the Old Town Hall in relation to our property (picture taken from inside our property)

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3.

Appendix 3: Picture showing the height of the current Town Hall including the perspective from the private courtyard (picture taken from inside our property).

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4.

Appendix 4: Picture showing the current state of the Old Town Hall as seen from our property.

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Appendix 5: Picture showing Town Quay access, road space and rubbish facilities from the High Street looking south.