Debbie Johnson

From: Planning
Sent: 12 November 2012 16:39
To: Planning
Subject: Application Comments for AWDM/1319/12

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

Comments were submitted at 4:39 PM on 12 Nov 2012 from Mrs Barbara Frampton.

Application Summary

Address: Town Hall Chambers 45 - 49 High Street Shoreham-By-Sea West Sussex

Proposal: Application for listed building consent for part demolition at rear, change of use of B1 offices and construction of 5 storey rear extension to form 9 residential units comprising 5 x 1 bed maisonettes, 3 x 1 bed flats and 1 x 2 bed flats

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mrs Barbara Frampton

Email: [redacted]

Address: 9 Riverside House Town Quay Shoreham-by-Sea

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Other

Comments: I wish to object to the proposed conversion of the existing offices at Town Hall Chambers to nine residential units on account of: the lack of car parking; the visual impact; and the disruption likely to be caused during demolition and reconstruction. The development goes against existing planning policy for the area. (It is difficult for me to comment on the more detailed aspects of the proposal because the plans lodged on the Public Access website are too faint to be read.) There is an acute shortage of residential parking in and around Shoreham High Street. West Sussex County Council has recognised the shortage and following consultation, it is currently drawing up proposals to try and alleviate the problem. The draft Adur Local Plan acknowledges "there are on-street parking problems" in Shoreham town centre. To construct nine new residential units without creating a single additional parking space is wholly irresponsible. Those existing office

users, who choose to travel by car, are currently able to park in streets and car parks to the north of the High Street during the day, when the demand for residential parking is least. Furthermore, whilst it is reasonable to encourage people to use public transport for their journey to work, it is unreasonable to expect that nine new households will not own a single car between them. In the absence of available parking, the householders and their visitors will add to the problem of illegal parking and blocked garage entrances in the vicinity of Riverside House. The Conservation Area Strategy (SCACAMP) notes that "the relationship between the river and the south side of the High Street is poor." One of the recommendations is to "strengthen visual and access links between the High Street and river front by enhancing existing links . . .". Town Quay is one of these two links. The applicant proposes extending the upper floors of the Annexe further out into Town Quay, thus reducing the sight line of the river from the High Street rather than the SCACAMP objective of opening it up. Finally, the applicant provides no information on how the demolition and reconstruction of the Annexe can be achieved without temporarily blocking Town Quay. This road provides access to residents' garages at Riverside House and Town Quay Apartments, and access for refuse collection vehicles, fire engines and ambulances – it would need to be kept open at all times.