Comments for Planning Application AWDM/1048/19

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 23 July 2019 at 13:20
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 1:27 PM on 23 Jul 2019 from Miss Heather Broadbent.

Application Summary

Address: 2 Cypress Close Shoreham-By-Sea West Sussex BN43 6AE

Proposal: Demolition of existing garage. Remodelling of existing dwelling by raising ridge line and providing habitable accommodation at first floor level including 3 no. pitched roof dormers to west elevation. Two storey extension to north elevation with south facing pitched roof Juliet balcony. Single storey extensions to east and west elevations including new garage. New roof lights to all elevations (19 in total).

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Miss Heather Broadbent

Email: [redacted]

Address: 9 Downside Close, Shoreham-By-Sea, West Sussex BN43 6AF

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise

Comments: The design of the building is out of keeping with the streetscape and is detrimental to the visual amenity of the close.

The site is on the turning circle for the close. There is inadequate off road parking provision for this so called 5 bedroomed property and additional cars will not be able to be accommodated on the road due to the location.

The proposed building is huge. It will over shadow all 7 of its immediate neighbours, with building being proposed on to the eastern boundary and very close to the northern boundary. The scale and location of the building will rob all neighbours of enjoyment of their properties.

Raising the ridgeline will create a monolithic construction overlooking all neighbouring properties and even impacting on neighbours which do not immediately border the property so large is the scale!

The plot is small and it seems the proposed building will cover more than 50% of the property.

This is not an average 5 bedroomed house. The room sizes are extremely large and the provision of large bedrooms with large en-suites, a dressing room and an office of the proposed sizes mean this house will really be the size of an 8 bedroomed property on a plot meant for a 2 bedroomed bungalow. Clearly an over development which due to its location very close to boundaries will have a detrimental impact on neighbours. The proposed plans will move all of the external walls - this is really new building rather than a remodelling!

There are obvious overlooking issues from the proposed 1st floor windows and roof lights and there is also loss of sunlight and privacy as the new building is set against the boundaries and will take light from the gardens behind it and having neighbours so close to boundaries will clearly increase noise.

This is clearly ill-conceived and proposed with no thought to the impact on neighbours and their quiet enjoyment of their propoerties.

I would hope that the large number of objections would in itself tell the council that there is considerable concern over this large development which will so adversely impact so many people. There is just not the space for such a large overbearing building which could be sympathetically modernised in keeping with neighbouring properties and the local area - as it is it seems a greedy proposal.