Sharon Leishman

From: Planning
Sent: 26 October 2013 11:21
To: Planning
Subject: Application Comments for AWDM/1224/13

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

Comments were submitted at 11:20 AM on 26 Oct 2013 from Mr Neal Bradford.

Application Summary

Address: 20 The Driveway Shoreham-By-Sea West Sussex BN43 5GG

Proposal: Extension to form garage and extended entrance hall.

Case Officer: Matthew Porter

Click for further information

Customer Details

Name: Mr Neal Bradford

Email: [redacted]

Address: St Giles House 15 The Drive Shoreham-by-Sea

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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

Comments: Planning Application Guidance Notice - Vehicular Access - Pedestrian Visibility Splays - From the plans the intention is to remove the front wall to allow vehicular access. This access would be next to a six foot fence to our back garden which would restrict visibility and hence endanger pedestrians and other road users. No Planning Application appears to have been made in respect of this and in fact the application submitted clearly shows in Section 5 Pedestrian and Vehicle Access, Roads and Rights of Way that there are no proposed alterations. The application is therefore techically inaccurate and requires clarification. Design and Appearance - Properties in the area of similar age and appearance on similar plot sizes all have garages that are set behind the main part of the house. They do not protrude in front of the main part of the house and at worst in the immediate vicinity sit flush with the front of the house excluding the depth of protruding porches and bay windows. In all cases there is a hard standing of sufficient depth for a car to sit on while waiting to enter or leave the garage. However in this case over one third of the proposed garage will be in front of the main part of the house and will leave less than three metres from the front of the garage to the

boundary. Therefore granting planning permission would set a dangerous precedent that others may follow. There had previously been a garage on the site but this was knocked down to build a recent extension. In reality the plot was extended to its maximum potential at this point. This is clear in the fact that the only way to now squeeze a garage in is to breach several planning guidelines and as such constitutes overdevelopment of the site