The Rowans,
113, Sompting Road,
Lancing,
West Sussex.
BN15 9LG

Tel:- Lancing [redacted]

10th February 2011

ADC D.C.
DOCUMENTS
DEPARTMENT
11 FEB 2011

Your Ref:- ADC/0023/11

Dear Sir/Madam,

With reference to the above planning application, I wish to inform you of my objections to it on the following points:-

AMENITY SPACE

The proposed rear extension will take up more than 50% of the existing garden and will leave very little space for the residents of the enlarged property (8 Beds) to have any recreation space or drying ground etc. It also does not allow the 11m required space between the building and the property boundary.

HEIGHT OF THE ROOF

The proposed pitch of the rear extension roof would also seem to be a lot higher than it needs to be and will take light away from my garden. The height of the proposed roof would also allow a future enlargement of the extension, with a dormer window at a later date which would overlook my property, to an even greater degree from the east side of the extension. Such a future development would further increase the size of the extension and the number of bedrooms. If the plans are passed, I would suggest that a lower pitch is recommended or a clause forbidding any future roof development is included.

CAR PARKING

There is no provision for off street parking in this application and as the number of bedrooms will increase to a total of eight, it is reasonable to assume that four or more extra cars will be associated with the property. Parking in this area is already very difficult as there is a constant stream of cars parking to use the shop at 117/119. The problem is also exacerbated by the arival in recent years of the Lancing Dental Practice which has meant that there are 4 - 5 dental staff cars plus their patients jostling for the available limited road space.

CAR PARKING (contd)

Any further congestion caused by this proposed development will only worsen the situation. I would have thought that the planning regulations required some extra off street parking places to be provided.

I am also concerned that the rear extension could easily be used as a seperate living unit, as kitchen facilities could be added to the lounge area and the large porch and doors on the west side could easily be used as a main entrance. It also seems strange that such a large number of bedrooms should be required for such a modest shop.

In conclusion I would suggest that such a development would consitute an undesirable development at a density which would be out of keeping with the locality and contary to the polices of the West Sussex Structure Plan (GH1, DEV1) and the Adur District Local Plan (AG1,AH2). I also feel that owing to the limited area of the site it would be overbearing and detremental to the existing neighbours and dwellings and would conflict with the WSSP (DEV1) and the ADLP (AG1,AH2). Also there is no evidence that the requirements of the West Sussex Transport Contributions and Methodology and polices of the WSSP (DEV3-5)would be met.

Yours Sincerely

[redacted]

T.S.Trangmar.

C.C. Lancing Parish Council.