Mr & Mrs Lodge
15 Parkside Avenue
Bexleyheath
Kent
DA76NQ

Ms Jo Morin

planning@adur-worthing.gov.uk

By email

Dear Ms Morin

Development of a detached bungalow in the rear garden with access drive from Franklin Road– Planning Reference AWDM/1322/25

Further to the planning application that was submitted in relation to the above site, please find below my objections and observations to the proposed development:

1. **CAR PARKING**
   The application form states that there are 2 proposed car parking spaces.
   The current owners of properties 15a, 15b and 15c are all disabled. The access and drive is in constant use with carers and personal assistants and have high risk priority driveway to allow ambulances/fire engines through.

   If the proposed development were to be permitted, the new owners/residents will not be permitted to use this area at all for any parking of visitors/overflow.

   This part of Franklin Road is not marked as a "Private Road".

   Therefore, we object to the proposed carparking.

2. **ACCESS TO PROPOSED SITE**
   The proposed site plan indicates that the access into the proposed site is via a small access next to No. 17.

   Although the width is suitable for cars, emergency vehicles to the site would not get through.

   Therefore, we object to the usage of the access.

3. **ACCESS TO RIGHTS OF WAY**
   Residents, carers etc daily use the access that runs down towards the site.
   The proposed position of the development will create distress for the residents living at 15a, 15b and 15c.
   All these residents are wheelchair users.

   As stressed above, the road next to No 17 leads to Nos 15a, 15b, 15c. They are vulnerable residents who need emergency access 24hrs a day.

   Whilst the garden of No. 17 was being cleared, the fence was removed and skip hire was brought down this access. This lead to noise which meant added stress to the residents at Nos 15a, b, c.

   Construction vehicles will not be able to use this access, nor leave their vehicles down this stretch of the road, due to the emergency vehicles.

   The access will need to be resurfaced due to the heavy construction lorries that will be used or else these residents will not be able to use their access and affects their Rights of Way.

   Therefore, we object to the proposed access due to the highway safety.

4. PROPOSED DEVELOPMENT

The current designs for the development would not be suitable for someone with disabilities. The door accesses are too narrow. Considering the adjacent properties have residents living there with disabilities, it would be more suitable to redesign the property in relation to accommodate such purposes.

It is a very quiet area and residents of 15a, 15b and 15c suffer from anxiety. Hearing children screaming/shouting or playing would cause them unnecessary stress.

Therefore, we object to the proposal of the development on the grounds of the design.

5. DRAINAGE etc

Over the years there has been quite a few issues regarding the drains being blocked and drains having to be rebuilt.
Waste water (toilet and rainwater) have flowed down the drives of Nos 15a -c.
The current drains would not be able to cope with more waste. However, we understand from the plans that a new drain will be created.

There has also been issues with the telephone cabling.
The housing association Ability Housing knows of all these issues.

Therefore, we object to the proposed development on the grounds of the poor functioning services.

6. PROVISIONS – SCHOOLS AND GP'S

The local schools and GP's are already over-subscribed in the area.
Residents who may purchase the dwellings may already live locally. However, they may not.

No 17 was only recently in July 2025 been granted permission to be made from a residential Class C3 to a 6 bedroom Class C4 (HMO) (AWDM/0998/25). There have been several other applications also been permitted over the last few years to gradually build up to what the house is now.

Each bedroom in the HMO has its own bathroom.

Although the planning application states, for single occupancy, it is possible more than 6 persons in HMO due to the double bedrooms – potentially 10 persons. If the bungalow was to be built that is another max 4 persons.

Therefore, we object to the proposal of the development on the grounds of the local provisions which are already oversubscribed.

Overall, you will note that we have several strong observations/concerns about the site and object to the proposed development.

Yours sincerely

[redacted]

Mr & Mrs Lodge

Cc: Cllr Charles James [redacted]
Cllr John Harris [redacted]
Local MPs – Dr Beccy Cooper [redacted]
Tom Rutland [redacted]
Ability Housing Association