6 Orchard Close

Shoreham-By-Sea

West Sussex

BN43 5UT

ADUR & WORTHING

22 AUG 2017

PLANNING SERVICES

21.08.2017

REF:AWDM/1090/17

Dear Mr Barnett

I write in response to the letters you have sent to this address on 25 July 2017 & 03 August 2017.

I would like to oppose the plans for the site at 80 Old Shoreham Road for the following reasons:

Part of the plans proposes vehicular access to the site via gated access from Orchard Close. This is very unsuitable and would affect all the residents of the close. As I am sure you are aware Orchard Close was built in the 1960's and as such all the garages were built for the size and shape for cars of that era, and while the garages have remained the same the cars have not. This has lead to some of the residents being unable to park their cars in their own garages and as such have been parking on the road. In addition to this some of the residents have more that one car per household, so even if they could park one of their cars in their allotted garage their second car will be parked on the road. By giving vehicular access to this site then you will be removing precious space for which residents need to park their cars.

There is also the lack of space in Orchard Close for the access to consider. Taking into account the on-street parking in the close itself, anything larger than an average sized car has trouble in driving on the road down the close. On many occasions most vehicles that are larger than a car tend to drive onto the pavement to drive down to the end of the close. This means that if the vehicular access is to be used for deliveries and suchlike, depending on how the goods are being delivered there is a strong chance it would be in a vehicle larger than a car so there is the risk of further damage to the kerb and pavement of the close. There is also the issue of actually accessing the site itself as there is certainly no space for vehicle to turn or steer in the road in Orchard Close where the access to proposed to be located. The lack of space for the access to the site will also put the gardens at my property at number 6 and neighbouring gardens in the close at risk of being damaged further that they already are due to the lack of space, width and poor driving that already affects us. There is also the issue of the extra noise and general pollution that the potential deliveries will bring to the residents of Orchard Close. The plans also propose a storage area at the north end of the yard so you would assume that items will be stored in it. If they were to make use of the storage space that will being extra activity to that part of the site and will increase the noise levels of the use of that facility especially if they would use the storage in conjunction with the deliveries that will potentially be used for the unit. There is ample space and room at the front of the site for parking and deliveries, so I do not see as to why there is to be access to the rear of the site when there is enough room at the front of the site for all manner of vehicles. Old Shoreham Road is a main thoroughfare from the A27 to Shoreham Town Centre and many vehicles of all sizes use it and using the front of the site would be perfect for the unit to accept all manner of deliveries as opposed to using two minor roads and an access from small close which is unable to cope with large vehicles.

The second reason I oppose the plans is because of the flats to be built on the site. If any building work is undertaken to raise the height of any of existing buildings this will reduce/block the amount of

natural light to my property and garden. This has already been proven by the removal of the tree that was on the small patch of grass close to number 15's garage and which was backing onto the main building of 80 Old Shoreham Road. Since the removal of this tree in 2016 we have received a lot more natural light into the property.

The third reason for my opposition is that the privacy to my property and the gardens will be compromised if the flats are built on the first floor of this site. There are a number of windows on the plans for the rear of the property, and in addition to those there are also two balconies also on the plans for the rear of the property also. The windows and certainly the balconies will look directly onto and over my property and this would lead to a lack of privacy for my address.

The fourth reason for my opposition to these plans is a very similar set of plans was produced and applied for back in 2012 which was met with strong opposition by residents from both Orchard Close & Old Shoreham Road and the opposition to these previous plans were upheld and planning was not granted. I am unable to see why 5 years later why permission would be granted for these changes to 80 Old Shoreham Road now.

I urge you to make the same decision that was made in 2012 and to reject these plans for the reasons I have outlined above.

Yours faithfully

6 Orchard Close