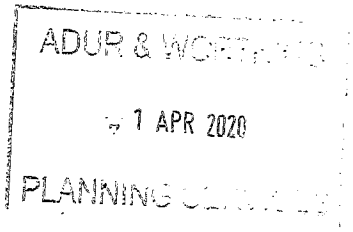
Mr. O Brooks
110 Crabtree Lane
Lancing
BN15 9PW



Adur & Worthing Planning Department
Portland House
44 Richmond Road
Worthing
BN11 1HS

Date: 23 March 2020

Dear Sirs,

Re: Planning Application 88 Crabtree Lane, Lancing, BN15 9PN. REF AWDM/1953/19

We wish to submit the following considerations in support of this proposed development.

As local residents living near to this site in Crabtree Lane, approximately eight houses away, we viewed the original application with interest. Equally, we have taken the trouble to read the comments from other neighbour's and local Lancing residents. Whilst the comments received from these residents appear to be largely not in favour of this development. I respect that everyone has a right to express their opinion, however, I think this should be done in a fair and accurate way. It seems there has been significant misunderstandings (e.g. in regard to the boundary with The Hollies) and wrong interpretations (e.g. parking areas) and in general many of the objections are without real basis and more a matter of blind principle against any idea of this development, rather than the actual true facts and a balanced analysis of its impact on the local neighbourhood.

There were comments received from people living to the rear of the proposed development, 88 Crabtree, Third Avenue, who claimed concerns about overlooking or the potential impact of loss of light. One of the objectors suggested that due to the window to the rear, this would allow overlooking, in fact my interpretation is that this is obscure glass, and therefore this would not be the case. Additionally, it would appear, from the plans, that the rear of these properties is some 32 metres from the rear of the proposed development ! It seems unrealistic to suggest that this proposed development would have a significant effect of overlooking on these properties.

I understand from comments made that there is a potential for the entire site of 88 Crabtree Lane, due to its substantial size, to be another instance of where the existing dwelling is demolished, and due to the size of the site, developers build instead a significant block of flats (there has been far too many examples of this happening in Lancing already !). I was very

disappointed to hear that one objector actually suggested that rather than the proposed development of a chalet bungalow, it would be preferable for the site of 88 Crabtree to become a block of flats ! I cannot speak for those immediate neighbours, but personally I think this would be horrendous. Whilst I respect that The Hollies (the existing block of flats adjacent to 88 Crabtree) is home to a number of people, and I'm sure they live very happily there, in terms of architectural impact and fitting in with the local area, this development is quite undesirable in a frontage overlooking the park (Monks Recreation Ground), which is otherwise normal residential dwellings. My family, as appreciative park users, would be upset at any prospect that another block of flats might be built adjoining The Hollies !

I also have had concerns on the odd occasion in regard to smoke from a bonfire on the site, and having spoken to the owners in this regard, they appeared to understand the disruption it caused and expressed genuine regret, but explained that there was an extremely large amount of land to maintain, which had many trees and bushes etc. that were heavily overgrown and needed to be reduced not least because I was told that the managing agents of The Hollies had repeatedly requested trees that were significantly overhanging their land needed to be cut back. They stated that, sad as it was, they had needed to cut some trees down completely, as due to their size, you couldn't merely cut down one side. In all honesty, if this maintenance and the potential for burning vegetation is an ongoing problem, the sooner the site is developed with something along the lines of the proposed chalet bungalow, I would have thought the better for all concerned.

Clearly, the existing property that rightly raises the factors that may impact on them is the property "Emmaus House" and one can understand why they would raise their opinions. However, it would appear that the original proposed development plans and specifications largely met the published planning guidelines for space around dwellings and the distance from existing dwellings. It now appears that the designers of the proposed development have read and considered the points raised by Emmaus House and have submitted a revised proposal which seems to attempt to find some further adjustments and reductions that go beyond the minimum requirements set out by the planning guidelines. Additionally, from what I can see on the plans and specifications, there seems to be more than enough car parking spaces, both for the existing 88 Crabtree Lane (4 spaces) and requirements for the proposed development. It's noteworthy that this area, the front of 88 Crabtree Lane, becomes totally blocked with parked cars often on the pavement whenever there is a football or other event on Monks Recreation Ground. I really don't think you can blame the residents of 88 Crabtree Lane for this !

Questions have been raised as to whether the proposed development fits in with the general character of the local neighbourhood. I cannot see how anyone could suggest that this chalet bungalow would somehow not fit in to an area where it would largely not be seen, especially as the site clearly has and I understand intends to retain a significant amount of trees and bushes to maintain a screen between the new development and the adjoining rear gardens, and where there is the existence of a large car park and a block of flats to one side. In the local area, there has been, like most areas, significant refurbishments and extensions to many properties, some

of which appears in character to the local area, some definitely not—there is a mix. Recently, on the corner of that block, Crabtree and Grand Avenue, next door but one to 88 Crabtree, a dentist's surgery has been significantly enlarged, as has another property along the houses facing the park. These changes would seem to have a far greater impact on the "character of the local area" than the proposed development.

With the substantial car park and The Hollies blocks of flats with its access road taking up much of the western boundary, I cannot see this is simply a case of building a house behind another house when, in fact, rear access already exists to the open area of the car park of The Hollies, next door. Behind my own residence's garden, a row of houses has been squeezed in, and this development is much more recent than the original build era of this area. These new houses have been allowed to be built behind the garden of the properties in West Lane. Number 38 West Lane appears to have ended up with virtually no rear garden and there is another development of newer houses behind other existing properties further up in West Lane that have ended up with very short rear gardens.

When we came to find a house in Lancing, it was a struggle to find suitable properties in the central part of South Lancing. I think this proposed development would be good use of what is clearly a sizeable and high maintenance piece of otherwise unused land, and I see no reason why it should be considered as anything other than fitting in entirely with the existing character of the local area. All in all, as a local resident, I welcome the provision of this proposed chalet bungalow. I therefore offer my full support for this proposal and urge the council, rather than kowtow to what appears to be a campaign of somewhat irrelevant or inaccurate objections, to decisively agree consent for the proposed development application.

Yours Sincerely,

Mr. O Brooks

[redacted]