From: planning@adur-worthing.gov.uk
Sent: 02 September 2021 11:52
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1453/21

Flag Status: Flagged

Dear Sir/Madam,

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

Comments were submitted at 02/09/2021 11:52 AM from Mr Mark Saul.

Application Summary

Address: 6 Falcon Close Shoreham-By-Sea West Sussex BN43 5HN

Proposal: Log Cabin in rear garden to be used as a holiday let

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr Mark Saul

Address: 7 Falcon Close, Shoreham-By-Sea, West Sussex BN43 5HN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Privacy Light and Noise

Comments: I would like to formally object to the planning application at 6 Falcon Close.

The proposed development is sited to the south of our property and tight to the boundary. The "Air BnB" element adds additional excess noise in close proximity to our boundary that is unneighbourly, by its depth, height and positioning, presenting a visually detrimental structure which creates a loss of out look, overshadowing and loss of light with a harmful impact on our amenity space. The principle of a shed as accommodation has a harmful effect on the larger area of shoreham beach.

The planning application is for a Holiday Let and has the same use class as a C3 dwelling. In 2012 Adur and Worthing Council adopted the Space standards SPD, for a single storey development of 4 - 6 occupants this would require a floor area of 95m2 and a suitable garden

of 85m2 for a detached unit. The proposal falls short of this my by some margin. This is back land development at its best offering poor sub standard accommodation, that is both contrived and with poor access. I accept that the property has a large front garden for vehicle parking, However the business being run from the side unit of the house occupies this space throughout the day and Falcon close offers little on street parking.

The application is for a standard house holder application, as the proposed scheme is not for ancillary accommodation and relates to a new dwelling this should require a full plans application.

The proposal would also require building regulation approval as it contains habitable accommodation for a new dwelling. The structure in this case would be insufficient.

Kind regards