Planning Application AWDM/0840/16 14 Southdown Road Shoreham-By-Sea West Sussex BN43 5AN.

1 message

[redacted] 5 July 2016 at 14:03

Reply-To: [redacted]

To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

Dear Sir/Madam,

Reference: Planning Application AWDM/0840/16 14 Southdown Road Shoreham-By-Sea West Sussex BN43 5AN. Detached garage with storage/games room at first-floor level at eastern end of rear garden.

With reference to the above mentioned planning application, I am writing to register my objections to this development for the following reasons:

a) This proposed development lies within a low density, low rise, built up Conservation Area; and is not an appropriate location for a building of this height.

b) The proposed development is inappropriate for this residential neighbourhood – a Conservation Area; consisting of low density housing comprising of large detached and semi-detached properties having large secluded gardens.

c) The proposed development is dissimilar in scale and proportion to the surrounding low density area which are populated with sheds summer houses and single storey garages.

d) This development represents unacceptable Garden Development.

e) New development should complement and respect the amenities of neighbours by providing adequate privacy for occupants of adjacent residential property particularly with the right to the enjoyment of garden amenities; this development does not.

f) The building by reason of height and design represents an un-neighbourly form of development.

g) The rationale is clearly that the houses in this Conservation Area have long, secluded gardens within a tranquil location containing sheds summerhouses and single storey garages not ancillary buildings such as first floor games rooms located in gardens.

In support of my objection to this appeal I submit paragraphs from the Revised Draft Adur Local Plan 2013.

Para 4.3 New developments should be well-designed and integrated into the landscape and townscape, and contribute positively to Adur's character and distinctiveness.
These matters should be taken account of in proposals for new development.
The urban areas of Adur also have differing characters, which should be taken account of, and be respected by, new development (see A Spatial Portrait of Adur).
Good design encompasses architectural design, form, height, scale, siting, layout, density, orientation, materials, parking and open space/green infrastructure.

This proposed development does not meet the criteria laid out in this paragraph; particularly as this is a conservation area.

Para 4.6 Private residential gardens are now excluded from the definition of previously developed land. However, this does not mean that applications for this type of development will not be considered. Where these sites lie within the Built-up Area, development may be appropriate.

A range of issues, including the size and shape of the garden, impact on neighbouring dwellings, biodiversity, density, and the character of the area, will all be taken into account, and each case will be determined on its own merits.

This proposed development will impact on neighbours, the character and distinctiveness of the Conservation Area.

Yours Faithfully

Barry Goodwin