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39 The Meadway
SHOREHAM BY SEA
West Sussex
BN43 5RN

Philip Navier

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The Planning Inspectorate
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Land at: 39 Old Fort Road, Shoreham by Sea

Proposed Development: Demolition of existing bungalow and construction of 2 no. semi detached storey dwellings with roof room front roof terrace and 1st floor balconies.

Application reference: AWAP/0038/13

Planning inspectorate number: APP/Y3805/W/13/2207923

Appeal start date: 29 October 2013

Appeal by: Mr Jonathan Pressley

Dear Sir or Madam:

BACKGROUND

As you will have seen from the map provided in the appeal document Shoreham Beach is a giant bottle necked spit running from the only road entry point, the roundabout on to the main road from Worthing to Brighton, to the Old Napoleonic Fort. I suggest, getting a measure of the congestion problems, that you try to depart The Beach for work during the normal morning business start times. The traffic congestion to cross the bridge into Shoreham by Sea last most of the day.

You will also see that cars from Worthing signal they propose to go to The Beach but continue around the roundabout to enter the traffic from The Beach going to Brighton. This is not only dangerous but adds to congestion on the roundabout. Something that the experts at West Sussex are either blind to or fail to observe.

The on-going developments on The Beach are making a bad situation worse. Ease of movement to and from The Beach is an amenity and the doubling up of properties has to come to an end.

Old Fort Road

Old Fort Road was never designed to deal with the current traffic flows. The current parking arrangements result in a dangerous weaving in and out by motor cars. The beach is a facility used by residents from the surrounding area. As a former Brighton resident I became aware Shoreham Beach having become frustrated with the parking and volume of people who flood down to Brighton. In the summer it is not unusual for vehicle to park on the pavement on the south side of Old Fort Road. The Meadway is now an overflow parking area. The beach is an amenity and the use of it is being lost by the over development of Shoreham Beach.

Height of the property

The inclusion of the reference on the size and height of properties on the south side of Old Fort Road is hardly relevant to the key issue of the height of the proposed development on the north side.

The street scene provided clearly makes the point that this development is out of keeping with the surrounding properties in terms of its height.

In my time I have travelled abroad and it has been brought home to me that if given the chance those who want to make money will seek to build a curtain to maximise their view of the sea. This is the pattern developing on Shoreham Beach where the older residents will be consigned to the darker inner area.

The construction of 2 properties on the site that previously contained 1 gives rise to the developer adopting what I describe as the "block" approach. The "block" is to maximise floor space to ensure that the property contains sufficient features to achieve a high resale price for the developer. The properties on Shoreham Beach have typically been bungalows with apex roofs. The height of the property effectively blocks out the winter sun for the buildings in The Meadway. The third floor area will affect the residents on The Meadway's "Right to Light".

The Council say that they are there for "Planning, Regeneration and Wellbeing". What regard has been given to the wellbeing of the older residents of Shoreham Beach who value their small gardens? The gardens on the properties to the North,

i.e. The Meadway, are now likely to be noticeably colder and dimmer during the winter. It is important that rear gardens are not unduly overshadowed.

The desire to maximize profit by seeking to build 2 dwellings on a plot that was big enough to accommodate 1 has on this occasion given rise to the sacrifice of design and a resultant overdevelopment of the area. An area of mixed designs is becoming a series of block like developments with the developers seeking ever taller buildings.

The upward drive for the developer is the recognition that a sea view is a saleable feature and as the North facing gardens to the rear of the property are going to be cold they seek to offer a more saleable alternative. To my mind this recognised by the common rear garden – as it will not be much of a feature given the height of the building. The development is unsightly as a block house and the third level by its very nature cause unacceptable loss of privacy.

The third level living area will not only to see the sea but the view will be an unrestricted vantage point over adjacent properties. The third level is both obtrusive and breaches the privacy of surrounding properties. In particular with regard to the single storey properties on The Meadway the third level would, due to their location and extent cause unacceptable loss of privacy to the rear private gardens of the neighbouring dwellings.

I believe that the third level does give rise to the case for a minimum distance of 28m between the rear boundaries of the properties. If it is determined that this is not feasible then the unacceptable loss of privacy to the rear private gardens of the neighbouring dwellings must weigh against the granting of planning permission.

If you check the Council's files you will see that the proposed development to the rear of my property was reduced in height by that property developer following consultation with the neighbouring residents. I still reserve my right to protect my Right to Light.

<u>Restrictions on the use of the pavement – loss of an amenity</u>

The cramming in of properties on Old Fort Road is an over intensive use of the site and would affect the amenities of future occupants of this part of Shoreham Beach.

Originally there was cross over point for 1 property on Old Fort Road. The development has to allow for parking for 4 cars. As there is no space to the side of the properties them all the vehicles have to be parked at the front. So we go from 1 cross overs to 5, to allow for the right of way all because of the need for parking on a plot that has been crammed with a "block" development.

A barrier of plant is created for the proposed privacy of the new properties but no real consideration is given for pedestrians on Old Fort Road. The desire to maximise the "block" development results in an extended cross over that bring additional hazards to pedestrians. A flat pavement is an amenity. I have to walk each day as I

have an on-going problem with my right leg. The pavement is flat. The cross overs are angled which does cause me problems. Stones gather on the cross overs. This is the direct consequence of the use of pebbles as the parking bay surface. If you walk around to the block houses on either Old Fort Road or The Meadway you will see stones are a common feature on the cross overs. This is problematic to people who need to walk, children on bikes, skateboarders and other pavement users – or if the present planning blight of cross overs for each car continues there will be no pavement.

There is a bus stop outside the property. Typically the curbs need to be raised to enable the old and those with children to gain access to the bus. The creation of an extended cross over will reduce the height of the curb.

Effect on street parking

The developments effectively remove on street parking. Visitor to the beach then have to spill over into other in the areas all due to over intensive development. It will make the pavement a nightmare for the old and the young with rising and falling pavement levels and cars swinging in and out to enter and exit parking bays – this being particularly an issue with electric/silent cars.

There is already restricted parking on Old Fort Road with single yellow lines running along most of the North side of Road. The lines run up to No 51 and then restart further up the Road. The need for traffic flow is important particularly as Old Fort Road is on a bus route.

Other roads on the beach are about 20 foot across but Old Fort Road is less than 20 foot. I have trouble reversing out of my property if vehicle park immediately behind my driveway and it is equally problematic when vehicles park right up to my exit point. Old Fort Road is already a difficult route to navigate with cars parked on the road - it is near impossible when local events are on. The loss of further on street parking will continue the move of vehicle on to The Meadway and other adjoining streets [remember the school is in close proximity] giving rise to loss of amenities for residents and those who visit Shoreham Beach to enjoy the beach.

Noise levels

Noise levels will increase by the increased housing density. Sound will travel from the third level of this proposed development as there are no natural sound barriers to filter the noise. The garden area will be dark in the summer due to the block design will encourage people to use upper levels with an immediate impact on privacy. Noise will be an issue as noise travels when not constrained by fences and foliage.

Yours faithfully

[redacted]

Philip Navier