Comments for Planning Application AWDM/1132/15

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 17 August 2015 at 15:11
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 3:10 PM on 17 Aug 2015 from Mr Ben Parkinson.

Application Summary

Address: 55 Victoria Road Southwick Brighton West Sussex BN42 4DJ

Proposal: Demolition of existing detached bungalow and erection of pair of semi-detached 4-bedroom houses and one detached two-storey 4-bedroom house with basement accommodation in rear garden.

Case Officer: Matthew Porter

Click for further information

Customer Details

Name: Mr Ben Parkinson

Email: [redacted]

Address: 53 Victoria Road Southwick

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Dear Sir, I write to object to the proposed developments at 55 Victoria Road, Southwick on the grounds of: 1, Design, 2, Overdevelopment, 3, Privacy Light and Noise, 4, Trees and Landscaping 5, Highway Access and Parking 6, Other Drawing ref P02 – (North East Elevation) proposed sections and elevations are incorrect and misleading. The elevation identifies the approximate profile of 59 Victoria Road, not 57 Victoria Road as stated in the drawing. 57 Victoria Road structure is considerably shorter in height (developed further at ground floor not first floor as the drawing suggests) and 57 is also shorter in length of development. I am concerned by the increased height and length of the proposed new build 4 bedroom houses when compared with the existing height of the property on 55 the neighbouring properties (53 and 57 Victoria Road), which will result in overlooking, loss of

privacy and loss of light to the neighbouring properties. Drawing ref P02 – (South East Elevation) identifies a finished development height in excess of neighbouring properties (which is contrary to the design access statement), which will result in overlooking adjacent properties and material loss of privacy and light. Drawing ref P02 – (South West Elevation) does not show the four ground floor windows to 53 Victoria Road, or the four windows at first floor level which will be blocked by the new development resulting in a significant loss of privacy to the bedrooms and living rooms of the property. Drawing ref E02 – (North East Elevation) appears to be labelled incorrectly. The profile of 57 Victoria Road and 59 Victoria Road is shown- noting the situation as described above, where the new developments are notably longer than the current condition and neighbouring property (57 Victoria Road) as well as blocking light and reducing privacy to 53 Victoria Road. Drawing ref E02 – (South West Elevation) appears to be labelled incorrectly. The profile of 53 Victoria Road does not show the ground floor windows which will be impacted by the proposed development, resulting in a significant loss of light and loss of privacy. Drawing Ref P02 – The new detached property is oriented to face 53 Victoria Road. The loss of a significant amount of trees is a concern both to the ecology of the area and creation of unrestricted direct sight lines from the new detached property to 53 and 51 Victoria Road, resulting in a significant loss of privacy. Drawing Ref P02 – The new properties will result in a significant increase in traffic to a residential street both during construction and after the build is complete . Drawing Ref P02 - The proposed new property will have a mechanical gate - an unnecessary increase in noise to the area. Tree constraints plan – the drawing identifies the loss of a number of trees such that both the local biodiversity is impacted (without any comparable reinstatement) and the enablement and creation of direct sight lines from all new developments directly in to the adjacent existing properties resulting in a loss of privacy. Design Access statement – The ridge height appears to be higher than the adjacent properties. The over-development resulting in a material loss of light. I am concerned that replacing 1 single storey property with 3 four bedroom houses will have a huge impact on the noise, congestion, light and privacy of my own home and the street. I believe building the semi-detached units as four bedroomed is overdevelopment of the area, as these would directly impact the light and privacy of my own and neighbouring properties. In addition to worries about the semi-detached units, I would like reassurance that the windows of the detached unit that face my property would not look directly into the windows and garden of my property – or that they will be frosted. The first floor room of this dwelling may look directly into my garden, kitchen and a bedroom at the back of my property. With

regards to development, I ask that should permission be granted that there will be restrictions and guarantees that all construction works will be carried out at reasonable times. I am concerned about the noise and potential movements caused by the construction, particularly the basement of the detached property. As someone who works from the property, and that has two small children resident there also, I am keen for reassurance about the vehicular and noise levels that the demolition and construction would cause. I invite the planning officer to view the situation from our house to understand the impact that this development would have in regards the loss of privacy, light and noise. Our home is one of the few on the street that has windows to two sides, a feature that I believe was based on the length and height of the existing one storey dwelling at number 55 Victoria. Other newer build properties in the vicinity have been built as single storey, notably 63 Victoria Road. It would be more in keeping with previous decisions made to retain single storey new build developments. Finally, as the applicants reside on the other side of the proposed development land in question (number 57) they will obviously not object to any of the changes, though they and any future resident will also be similarly affected by the build. Regards Ben Parkinson 53 Victoria Road, Southwick