

Dear Sir/Madam,

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

Comments were submitted at 19/07/2026 2:15 PM from Mr michael holden.

Application Summary

Address:	Whitecliff Lodge Honeysuckle Close Lancing West Sussex BN15 0PF
Proposal:	Demolition of existing garage and erection of a 1-bedroom 2 person bungalow.
Case Officer:	Peter Barnett

[Click for further information](#)

Customer Details

Name:	Mr michael holden
Email:	
Address:	Heron Broom 2 Honeysuckle Close Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear Mr Barnett, I am writing as a direct neighbour to formally object to the proposed development under application reference AWDM/0788/26. While I am not opposed to well-considered residential development, the squeezing of a detached dwelling onto this highly constrained, awkwardly shaped plot represents an unacceptable overdevelopment that will negatively impact local infrastructure and highway safety. I urge the Planning Committee to refuse this application on the following material planning grounds:

- Highway Safety and Access Constraints: Honeysuckle Close is a narrow residential road which already poses difficulties with vehicular access. The proposed site plan places two vehicle parking spaces, cycle storage and a bin collection point directly on a sharp, tapering bend near the junction with Firle Road. This tightly packed layout will require vehicles to execute hazardous maneuvers directly onto a blind bend on the public highway, creating an unacceptable risk to road safety. Furthermore, servicing vehicles and deliveries will inevitably block this narrow close, restricting emergency vehicle access if needed. We have experienced this before due to vehicle fire, where the fire brigade could not get their truck up the close, this new building will restrict it even more.
- Incongruous Character and Design: The proposed design fails to respect or respond to the established character of the street scene. The surrounding properties feature traditional masonry and pitched rooflines. The introduction of vertical timber-style cladding, a zinc roof, and sharp geometric angles is completely out of keeping with adjacent properties, disrupting the visual harmony of the existing street elevation.
- Overdevelopment and Deficient Amenity Space: The highly unnatural, kinked footprint of the floor plan demonstrates that a dwelling is being forcefully retrofitted into an inadequate backland/garden site. The result is a cramped development that leaves an unacceptably small, token wedge of private amenity space for future occupiers, failing to meet baseline standard design expectations for a detached house and indeed the existing buildings in Honeysuckle Close, which are large high-end homes spaced well apart for privacy and adequate comfort within the site area.
- Unresolved Infrastructure and Flood Risks: I share the serious technical concerns raised by Southern Water regarding the 'insufficient information' provided by the applicant for foul and surface water drainage. Given the site constraints and the potential presence of public sewers, the development poses an unmitigated risk to local utilities. No development should be permitted on this tiny wedge of land until exhaustive winter groundwater monitoring and infiltration testing prove that surface water can be safely managed without increasing flood risk to surrounding properties.

Condition Request Regarding Future Expansion:

Should the Local Planning Authority be minded to approve this application despite these severe flaws, I strongly urge that a condition be attached to completely remove all Permitted Development (PD) Rights under Parts 1 and 2 of the General Permitted Development Order. Given the extreme spatial constraints of this plot, any future expansion, loft conversion, or first-floor extension would cause severe detriment to neighbour amenity and result in unacceptable development creep.

Other:

There is already known subsidence to the road & bungalow near to the existing building and close to the proposed site. The existing wall that runs parallel with road is already 'leaning' inwards to the road, due the ground movement already.

With further more vehicle/machinery in the vicinity of the area, we feel that the wall will collapse, which also allow the land to slide into the road blocking complete access to 1 & 2 Honeysuckle Close. We are also concerned due to the road only having one entrance and exit, this will block our access during the development with deliveries etc.

For these reasons, I respectfully request that the planning application to be refused.

Yours Sincerely,
Mr Holden
