From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 06 June 2024 15:36:03 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0602/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/06/2024 3:36 PM from Dr Matthew Reynolds.

Application Summary

Address:	26 Nicolson Drive Shoreham-by-sea West Sussex BN43 5UP
Proposal:	Proposed 3-bed dwelling attached to East elevation of existing dwelling
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Dr Matthew Reynolds
Address:	13 The Kestrels, Shoreham-by-sea, West Sussex BN43 5UL

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	I wish to raise a number of concerns with the above application. In particular, it will have a detrimental impact on the Kestrels, a close located to the rear of the proposed property. Entrance to the Kestrels is via a pedestrian walkway abutting the site's west boundary. This path is regularly used by residents to

access their homes. However, consideration has not been adequately given to the issue of emergency fire and ambulance access to the close should the build go ahead. Apropos, the building will extend to the corner of Nicolson drive, further obstructing the entrance. Problems of access will be compounded by lack of off-street vehicular parking, with on-street parking being limited on Nicolson Drive.

Structurally, the proposals make inadequate provision for excess water discharge, a problem given high surface water risk within the area, with Nicholas Drive being prone to heavy ponding. The site also lies over an existing sewer which will have to be diverted causing further disruption to nearby residents.

Aesthetically, the dwelling impacts upon local amenity. As well as loss of light to the close, the dwelling itself have a cramped appearance out of keeping with existing terraces. It is not a sustainable space for a three-bedroom development. Given that it extends to the boundary, it will leave a negative footprint on the pleasant open plan design of the close.

Overall, the proposal tends towards unsightly 'garden grabbing', and will permanently alter the character of the neighbourhood.

For these overriding planning and environmental reasons, the application should not proceed further.

Kind regards