Planning Appeal APP/Y3805/W/21/3278230

Penhill Court, Penhill Road, Lancing

Dear Sir,

I wish to add representation opposing the proposed development adding two additional stories to Penhill Court as listed below:

- Inappropriate for the surroundings - No other building on Penhill Road is greater than 3 stories high. The photographs submitted within the Design and Access Statement are angled as such to not show the true view of the building from Penhill Road. An additional two stories would stick out enormously on the skyline. At the proposed height any windows will be overlooking neighbourhood gardens. Even the most recent new build block on Penhill Road, Regal House, is only 3 stories and therefore in keeping with other buildings on the road.

- Construction Impact - the impact of this development to residents of Penhill Court would be enormous. Not only will there be the associated noise with the works but will also create a loss of access for current residents. At present there has been no plan provided to residents on how the construction will be managed - The building will be surrounded in scaffolding for the duration. Will there be foundation work to ensure that the building is able to carry the weight of additional floors? Where will construction materials be stored? Where will the construction crew park? It's likely that both parking and access for residents will be severely disrupted for the duration of the construction. All of this would mean everyday life in Penhill Court will be heavily impacted making like miserable for the current leaseholders.

- Noise - Additional flats will increase the volume of traffic on site. With more cars to move around the increase in noise disturbance from movement will significantly impact the residents of the ground floor flats

- Refuse - An increase in the number of residents will impact the volume of refuse and recycling. The block was designed to house only one large bin for all residents to use. The advent of recycling activities in more recent years has meant that the associated wheelie bins have had to spread out crowding around the windows for flats 2 & 3. These are just about enough for the existing 9 flats yet can be a nuisance for these ground floor dwellings. Further residences in the block will increase the pressure on these services and be of further detriment to the outlook and amenity of the ground floor flats.

- Drainage - concerns have been raised among residents as to whether the existing sewer and wastewater provisioning is adequate for the block at the moment. Increasing the number of building occupants could create a greater risk of drainage problems

- Loss of Privacy - the proposal to create two parking spaces to the rear of the building are located directly next to the living room of Flat 2. Not only would cars parking here potentially block light it would impact residents' privacy with people coming and going to their cars.

- Parking - the proposed "new" parking spaces would not work in practicality as they would actually remove parking for existing residents. Having two parking spaces created on the lawn to the rear of the building would prevent the leaseholders of flats 8 & 9 from parking outside their garages as this would block access to said spaces. Parking outside of Garages 2 & 3 is currently not possible due to the narrow access way to the remaining garages which would be impacted further through blocking off the access to the road and creation of additional parking spaces. This would lead to residents

needing to park in Penhill Road, increasing the volume of cars parked on an already busy road. Increased traffic on site could pose a Health & Safety risk through lack of visibility for pedestrians and cars as well as increase in pollution through increased movement of vehicles.

- Impact to Green Space - this proposed development looks to remove green space from the building through the creation of additional parking. This area is currently frequented by a large variety of birds, bats and other wildlife. Removing the green space would have a detrimental impact to the environment and the health and well-being of residents who currently make use of the space.

- Previous Planning Applications – This proposal has already been attempted through the Prior Approval process and was refused by Worthing & Adur Council, it was then refused at appeal by the Planning Inspectorate. The same objections still stand.

Lancing already has a new large housing development in progress which will be more beneficial to the local community, particularly with the offer of affordable housing. A further development in Sompting has also recently been approved that will prove much more beneficial to the local area. These additional flats are not necessary within the community and would be more detrimental to Penhill Court, Pehill Road and the village in general as a precedent would be set, opening the door for many more applications to increase the height of local buildings, destroying the character of the neighbourhood.

I hope that you will hear the many objections from the residents of the building and the surrounding neighbours and trust in the decision made by Worthing & Adur Council in, yet again, refusing this application.

Yours Faithfully,

Karyn Gibbs

Flat 2 Penhill Court