Dear Sir/Madam,

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

Comments were submitted at 04/04/2025 4:41 PM from Ms Hannah Irving.

Application Summary

Address:	Part Land Of Garage Block Access And Garage West Of 27 And 27A Underdown Road Southwick West Sussex
Proposal:	Change of Use of garage used as store to dwelling house including addition of mezzanine floor as a sleeping platform with shower room, kitchen and living area below.
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Ms Hannah Irving
Address:	27 Underdown Road, Southwick, West Sussex BN42 4HN

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Privacy Light and Noise
Comments:	Dear Sir/Madam, Re: Objection to Planning Application [AWDM/0313/25] - Change of Use of Garage to Private Dwelling I am writing to formally object to the planning application referenced above, which proposes the change of use of a garage into a private dwelling to the west of 27 and 27A Underdown Road. Myself and my neighbour have several concerns regarding the potential impact of this proposal, particularly in relation to noise disturbance, privacy, and health impact. Noise Disturbance During Construction The garage wall is attached to the property boundary and is part of the garden of 27A. We are concerned that the construction work will create significant noise disturbance during the building phase as the property is attached and overlooks the garage. As we both work from home, this will negatively affect our ability to concentrate and carry out our work duties effectively. Given the proximity of the

proposed development to our property, we would request that the planning authority consider the timing and scope of any building work to minimize disruption to our home office.

Loss of Privacy
The proposed dwelling will be situated in close proximity to our properties and will likely impact access 27a and 27 back entrance whilst in construction. Scaffolding will need to be erected close to, or in 27a garden which is used to access the only entrance to the top floor flat.
The proposed architectural designs include windows looking on to the access road which, given the lack of open space or a more attractive view will have a detrimental impact on the potential new residents, which I believe should be taken into account during the decision-making process. See below for more information on access.

Access and Traffic Concerns
The garage is situated near a road used for access 24 hours a day, and while we understand that the proposal may not directly alter the existing access routes, we are concerned that increased activity related to the dwelling could exacerbate local traffic or create safety concerns, particularly for pedestrians and residents in the area. I would urge the planning authority to consider any potential impact on traffic flow and road safety as part of the application. In order to construct the proposed dwelling, access will need to be cut off in order for scaffolding to be erected. The owners of the garages alongside the existing structure should be contacted and be informed of the proposed planning application and impact to their properties.

Asbestos
The planning documentation mentions that asbestos is present in the existing garage roof and will be removed and replaced during the construction. If this is not handled correctly, asbestos fibres can impact our properties.. If the construction is approved, we ask that the council planning department be involved in the selection process of an approved asbestos removal professional, and explain to us what measures will be put in place to protect us from contamination in our properties.

In conclusion, whilst we appreciate the applicant's intent to repurpose the garage, we strongly object to this planning application due to the negative impact it will have on our home and office environments, our privacy, and the overall amenity of our properties. We respectfully request that the planning authority reject the proposal, or alternatively, impose conditions to mitigate the noise, privacy and health concerns raised.

Thank you for considering our objections. We trust that you will give these points due consideration in your decision-making process.