Tracey Consterdine

From: planning@worthing.gov.uk
Sent: 22 March 2011 17:31
To: Planning
Subject: PublicAccess for Planning - Application Comments (11/0082/FULL)

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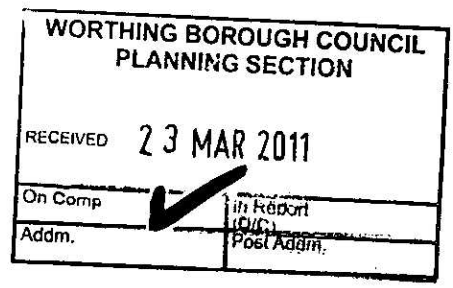
"Pamela Kelly" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 22/03/2011 17:31:03 from [redacted]

Application Summary

Application Number:
11/0082/FULL

Address:
[redacted]1 Winchester Road
[redacted]orthing
West Sussex
BN11 4DH



Proposal:
Proposed single storey rear extension and alterations to ground floor fenestration in connection with the conversion of existing ground floor flat into two x 2 bedroom self contained flats.

Case Officer:
Mr M Porter

Customer Details

Name:
Pamela Kelly

Address:
51 Richmond Road
Worthing

Postcode:
BN11 4AF

Email:
[redacted]

Phone Number:

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
FTAO Mr M Porter

Dear Sir

With regard to the above application there may be no strict planning principle or policy governing splitting one flat into two. There is however the issue of intensification and whether this can be desirable where there is already a large number of flats and a disproportionately small number of family homes, as acknowledged

way back in the Worthing Local plan concerning this area.

The underlying principle of safe-guarding family homes has been retained and referred to in applications in this area more recently. Planning policies in general have indeed approved an overall increase in the number of dwellings, but at the same time we know there are already in this relevant area the "substantial proportion of dwellings to meet the need for small households" desired in the original Local Plan, in unsaved Policy H2, while "the need to provide a mix of dwelling types and sizes within a local area" stated at the same time has certainly not come about in the Winchester Road Conservation Area. I would see the retention of a generously proportioned family size flat and garden in the same spirit as the policy makers' intentions of promoting family homes: that this may not be a separate home but the flat should be retained as it is for the practical purpose of appealing to a family requiring that much internal and garden space, but perhaps unable to afford comparable quality space in a house.

The applicant refers to improving the appearance of the rear of the property. It is stating the obvious to say that it is not necessary to divide up the existing flat in order to do this! At the same time dividing the existing medium size garden down the middle will most certainly detract from any visual improvement. This will be obvious to properties overlooking the garden, detracting from the amenity value of their outlook, as well as spoiling the existing garden for the new residents themselves. This building is locally listed and its setting should enhance it, encouraging families to come to enjoy the benefits of the space already offered. I do not believe that the applicant's statement that this will make better use of the space is well-founded. Dividing up the existing premises will not do this. A long narrow garden will not do this. In fact presumably the loss of the outhouse will cause a requirement for a shed in each new garden, further removing green space and spoiling the neighbours' visual amenity.

There is some inaccuracy in the proposed plans because not all new windows are shown on both side elevations. This is of relevance to adjoining properties. (There is also a slip in section 17 where the proposed and existing numbers of residential units appear to be the wrong way round.)

Intensification of use will not help the parking situation in the road as bike storage is merely a nod in the direction of sustainable transport, as are references to public transport, not acknowledging the everyday reality of more cars.

I therefore object to the proposal on the grounds of intensification, loss of visual amenity for overlooking properties, loss of green space (albeit small, still important in a built up area) and parking issues.

Yours sincerely

Pamela Kelly

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