Comments for Planning Application AWDM/1470/19

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14 October 2019 at 13:07

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

Comments were submitted at 1:16 PM on 14 Oct 2019 from Ms Sarah Jackson.

Application Summary

Address: 4 Brighton Road Shoreham-By-Sea West Sussex BN43 6RG

Proposal: Change of Use of residential dwelling (Use Class C3) into 3 bedroom guest house with separate owners accommodation (Use Class C1) (Retrospective).

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Ms Sarah Jackson

Email: [redacted]

Address: 2 Brighton Road, Shoreham-By-Sea, West Sussex BN43 6RG

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

Comments:

I am writing this in objection to the application for number 4 Brighton Road, Shoreham-by-sea, West Sussex BN436RG change of use from
Residential dwelling (Use Class C3) into 3 bedroom guest house with separate owners accommodation (Use Class C1) (Retrospective). Application reference AWDM/1470/19.

My objections are primarily, but not exclusively, regarding the owner of number 4 using land she has claimed as hers, which adjoins her garden. This is in front of the substation and to the back of my home at number 2 Brighton Road. This land is being used as car parking for number 4's residents and guests. It can only be accessed by car using a private driveway owned between myself, my partner (who owns the first and ground floor at number 2) and number 2a (cottage). This access for guest or residents of number 4 parking was not agreed on at any time and has proven to be an infringement my privacy that I do not want to tolerate anymore. Disturbances are a regular occurrence caused by number 4's residents and guests accessing this space. This often has 3 cars parked there leading any reasonable person to

conclude this exceeds safety guidelines (used for this purpose) for such an enclosed area.
This also compromises safety as cars cannot turn around easily, where in the past they could use this space to turn and face forward to drive out into the traffic on the main road, this has now proved to be impossible, unless a very small vehicle is used, and then, with extreme difficulty. The most pressing question is whether the substation owners, who require 24 hour access by law, can access this if it is to be used as a car park for a business, the substation owners do not seem to have been contacted to have their views heard.
My partner, and owner of the upstairs property, must use a larger car for work purposes; he is now forced to search for parking in the main road which is often not available. This is due to chronic shortages caused by overdevelopment in this area. He has often, in desperation, parked outside my garage, which means I have problems getting to work, an undesirable set of circumstances as a nurse, especially as I planned ahead and bought a property with what I thought was adequate parking facilities until this guesthouse started up.

In my case, where my garage is, I could only turn around safely when this land (now taken over for guest house parking at number 4), had only the one car parked in it; I have damaged my car due to the number of vehicles encouraged to park here by number 4 owners. The substation is not correctly marked on a Statement of support presented to the planning department on behalf of number 4. The use of business purposes for any of the garages and land clearly is in opposition to a previous planning restriction sort in 2011, an application for a garage, that the land should not be used for business purposes at all. Highway and safety reasons were stated objections to this use as the entrance is the seafront road where there is always heavy traffic. Turning for cars inside this area before joining the road is essential to safety.

The congested parking problem in this stretch of road has been exacerbated over many years by the planning department of Adour granting permission to freeholders along Brighton Road (BN43) to convert gardens into driveways exclusively for their own use. This has the effect of monopolising the road space in front of their drives so no others can use the space. This shows a lack of appreciation of the consequences of these applications which we all, as residents, have to endure.

The bed and breakfast at number 4 has been running for a year without any application made, this makes a mockery of council regulation. My partner did highlight that this was being used as a bed and breakfast on a previous application for an annexe for a dependant relative. This point that it was already being used as a business was not followed up by planning with any speed, it shows disregard for council regulations and neighbours rights to have their say which is continuing. It appears this application was only reluctantly made after an

enforcement notice.

As already mentioned above, the use of the driveway being used for guests coming and going takes away my privacy. I have 2 bedrooms on this driveway and my front garden. The number of people not resident on this road using my access road has greatly increased, Guests and number 4 residents presuming they can access my lane and the back of my property without permission is not only presumptuous and unacceptable, but also has led to security issues, I would normally challenge anyone I do not know accessing this area. Because of this parking issue my property is also much more vulnerable. This increase on the normal human traffic often carries on until late. There have been customers waiting outside for number 4's owners to return. It is not my job to answer questions to 'guests' for a B&B which does not have permission to be there.

This proposed change of residency and operating B&B (or guesthouse) has caused a lot of problems for me and the neighbours. From disagreements regarding parking, there are very few spaces left, none in the evening, leaving residents to search the local area for parking. This massive shortage will be further exacerbated adding to this problem, we all have to live with this on a daily basis; it affects the community on every level restricting our quality of life.

There are many business buildings on this road. This row of houses is one of a community of residents who use this as their homes. This will ruin the character of the area and has already caused considerable problems. The job of planning is not a race to the bottom and misuse of a residential property; it is also not adding quality visitor's accommodation to this area despite the claim of boutique accommodation. This is most definitely not the proper place to run a guesthouse. There is lots of quality visitor accommodation in the area with ample room for parking regardless of the statement by Lewis and Co, which would not disrupt the community around them. This B&B has not been established with consent of the planning authority or the local community and should not be allowed, I oppose this application.

Sarah Jackson

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