Burke, Sara

From: RT1
Sent: 04 May 2021 07:25
To: East 2
Subject: FW: Planning Inspectorate Number: APP/Y3805/W/20/3266076 Objection
Attachments: developmentplot.jpeg

FOR SARA

From: Max & Bill Sweatman [redacted]
Sent: 03 May 2021 15:22
To: RT1 <RT1@planninginspectorate.gov.uk>
Subject: Planning Inspectorate Number: APP/Y3805/W/20/3266076 Objection

3rd May 2021

Application Reference: AWDM/0989/20
Planning Inspectorate Number: APP/Y3805/W/20/3266076

Dear Alex Veitch,

We understand that an appeal has been made to the Secretary of State for the Department of Communities and Local Government due to the refusal of planning permission for a small plot of land south of 17 to 19 Victoria Road, Shoreham-By-Sea. We would like it known that we strongly object to these plans and the issues we raised in our original correspondence with the Council still stand. We are incredibly worried about this building and the impact it could have on our road.

Victoria Road is a narrow private turning, and the proposed structure is large and imposing. It is sited in front of our home and will face our living room, bedrooms, and parts of our garden and therefore we are concerned about the loss of privacy and how overlooked we will become if it goes ahead. It is a tall building that will be very close the opposite houses and is shown on the plans to be directly up against our side boundary line which would therefore block out a lot of the natural light to our property.

It is also radically different to the rest of the houses on the road and will drastically alter the street view. The style is not at all in keeping with the other houses and being a private road, it will only be seen by the residents who love their older style houses having bought them in good faith never expecting a large modern structure to be built in such a small space in and in very close proximity. The artistic impressions by the architect do not show the rest of the houses on the road or just how close and how large this new build would be. On a personal note, we also feel that it is very unfair to the people that have always lived here that someone who has never been a resident of the road could be set to alter the street view so dramatically.

The site has been described as a brownfield site in the plans which we do not feel to be correct as it has not been previously built upon to our knowledge and was historically used as gardens and parking for No.19. There is also a dotted line shown on the plans for the road on the Adur and Worthing District Council map. We have been told that this line is an Adur Development Boundary Line but nobody has explained to us what this means and whether it is allowed to be built over as the architects plans show it will be.

We strongly feel that a building of this nature would be an overdevelopment of such a small piece of land. Mr & Mrs Abbot have since submitted a second set of plans which have also been refused by Adur and Worthing Council on the same grounds: that it is too much for the small site. This build has been described by the architect as an improvement to the site but prior to its current owner, the land was always well maintained as a lawn area and parking for No.19. It could be cared for as a green space once again as it was perfectly pleasant in the past. Surely though, if it is to be built on there are more sympathetic ways that this land could be used or improved so that it is in keeping with the area and is something that will be a genuine improvement.

Our main issues are with the size, siting, proximity, and design of this building but we do have other worries. We are very concerned that once the building is in place it will make turning and manoeuvring vehicles in this narrow road incredibly difficult or in some cases impossible. Already there is limited space, and we believe it will become dangerous with no way to turn around once cars or vans have driven down. There is an area of hard standing that has been used as a turning circle to address exactly this issue for as long as we have lived here. If this is built over then cars or delivery vans coming onto the street will need to reverse the entire length of the road and back blindly out onto the main part of Victoria Road. Although this main street has been blocked off at one end, it is still a busy area with bikes, cars and pedestrians cutting across the entrance to our turning. There is also a Primary School in the immediate area which means it is busy at key times and there have been many near misses even when residents are able to slowly edge out forwards. This coupled with the addition of construction traffic means there is a real risk of a serious accident.

We are also concerned that building supply deliveries and construction traffic will not only block access in and out of some of the properties for the duration of the build but will also further deteriorate the roads surface. As it is a private road, residents are responsible for its upkeep and currently it is fully functional for use by cars. However, heavy vehicles using it will rapidly speed up its deterioration resulting in all residents suffering the consequences of this.

There have been various personal reasons given by Mr & Mrs Abbot at the Planning Committee meetings for wishing to develop this land in such a way but there are other ways forward and solutions for assisted living that could be offered such as an annex or extension to the existing house at No.19 which was previously on the same title deed as the land that has now been put forward as a building plot. This is the approach we adopted when we needed to offer care to a relative. We would also like to point out that the house at No.19 has been let out for many years and has never been lived in by Mr Abbot and as of April 2021 has been put on the market for sale.

In summary we are not against new housing or progress, but when we bought our home we never expecting the tiny space directly in front of us to potentially become the site of a large modern building completely altering our view, our light and the entire character of the road forever. We have lived in our house for over 35 years and have seen our local area change so much and while we accept change is necessary, we do not feel that this building will be an improvement and that it will in fact negatively impact the residents, the road and the street view if it is to go ahead.

Thank you so much for your time and for reading our letter.
Yours faithfully,

Maxine and William Sweatman



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