From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 10 March 2024 18:54:55 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0224/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/03/2024 6:54 PM from Mr Robert Niall.

Application Summary

Address:	17 Moat Way Worthing West Sussex BN12 4DR
Proposal:	Outline application single storey dwelling in rear garden, with all matters reserved except Scale and Access.
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Robert Niall
Address:	34 Marine Crescent, Worthing, West Sussex BN12 4JF

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	On behalf of the Goring and Ilex Conservation Group, our committee has considered the application but has reservations against such backland development. Whilst sympathising with the applicant's circumstances the committee objects to the application in regard to overdevelopment. We note that the Design and Access statement refers to Worthing Local Plan paragraph 5.65 which states that "Private residential gardens within the built up area are now excluded from the definition of previously developed land. Inappropriate development of residential gardens will be resisted" but also states "their development in some

circumstances may be acceptable."

If this were a paragraph 5.67 residential annexe application subsidiary to the main building and requiring conversion when no longer needed, the committee would have less reservation but this is an entirely separate and new building which, although outside the Permitted Development date of 28th October 2018 for an additional storey may not be in future years if these dates change to reflect the passage of time.

The committee is also concerned that, albeit with other older similar developments nearby, this would set a modern precedent for the area.

Bob Niall
Secretary
GICG

Kind regards