Adur District Council
Planning services
Development Management Section
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

25th October 2012

Dear Sirs

117 Greenways Crescent, Shoreham-by-Sea – demolition and replacement – reference AWDM/1141/12

Further to your letter of 10th October 2012 we are writing to raise a number of objections to the above proposed development. In short the proposal represents gross overdevelopment, detracts from neighbours visual amenity and privacy and destroys the street scene, being out of character with the vast majority of adjacent single storey dwellings. Detailed objections are as follows:

1. Planning Policies

The overall policy framework currently sits within the West Sussex County Structure Plan that emphasises the "primary importance of protecting and improving the urban environment and resisting over intensive and damaging development".
In particular standard G5 states that the "development will be required to meet high standards of design, construction and layout, sympathetic to and in scale with its surroundings."
The Adur District Local Plan 1996 states " proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings," and "design materials are sympathetic to both the original dwelling and the area in general."

2. Highway safety, traffic and parking

Given the amount of on-street parking in this road and the narrow width of the road there would be an unacceptable safety hazard to using this drive so close to Ashling Way which would be a danger to neighbours and pedestrians.

3. Noise, disturbance, traffic and smells

The application creates a driveway on the street front, which would create ongoing and daily noise, disturbance and smells.

4. Design, appearance, materials, character

The size and scale of the development is out of character with the immediate local street scene; the height and mass is not comparative with the vast majority of those properties in the immediate locality and its appearance would blight what is currently a pleasant urban environment. The development is designed with massive height unnecessarily since there is plenty of land to create a proper density of use on the site without raising the height and scale as proposed.

5. Overlooking, loss of privacy and light

The development is so close to 115 and to such a scale that the unacceptable loss of light and privacy would be so great as to have a very serious deleterious effect on the amenity and our quality of life as neighbours.
The property would seriously dominate 115 to the extent of being overbearing and oppressive. Even if a condition were put on the permission regarding obscured glass, we will still feel and suffer from the same effect of overlooking and the windows are totally unnecessary for the use of the space that the plans envisage. Whilst the current building line may be acceptable for a single storey development it is much too close for a substantially larger building.

Yours sincerely

JOHN HART

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