Comments for Planning Application AWDM/0523/18

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 7 May 2018 at 19:24
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:24 PM on 07 May 2018 from Mr Gareth Horton.

Application Summary

Address: 29 Kings Crescent Shoreham-By-Sea West Sussex BN43 5LE

Proposal: 1 no. three bedroom three storey dwelling with second floor balconies to side and rear attached to south west (side) elevation of existing dwelling.

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Mr Gareth Horton

Email: [redacted]

Address: 33 Kings Crescent, Shoreham-By-Sea, West Sussex BN43 5LE

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise

Comments:

Dear Sir,

RE: AWDM/0523/18 - 1 no. three bedroom three storey dwelling with second floor balconies to side and rear attached to south west (side) elevation of existing dwelling. 29 Kings Crescent Shoreham-By-Sea West Sussex BN43 5LE

I write in respect of the above application for planning permission. I am a neighbour of the application site and I OBJECT in the strongest terms to the proposed development.

Reasons for objections:

1 Design

The proposed house is completely out of keeping with the remainder of the terrace to which it would be adjoined. By proposing three storeys to the front elevation this house is a full storey greater than the two storey terrace adjoining. This is unacceptable in townscape terms and the development would be harmful to the appearance of the terrace and the wider area. In addition the proposed gable at roof level on the front elevation would introduce an alien

feature in to the terrace and would fail to respect the character and appearance of the locality, in particular the houses immediately either side of the application site which have a strong coherence of scale, design and materials.

The pattern of windows and opening proposed to the elevations fails to follow that of the adjoining terrace and this is particularly harmful on the front elevation where the building will be most visible. This unfortunate arrangement of windows is clearly a consequence of the designer seeking to achieve three full storeys where it is clear that only two storeys are appropriate given the proposed location on the end of an existing two storey terrace.

The design of the proposed house is very poor and will be contrary to the requirement in the local plan for a high standard of design in the built environment - Policy 15 of the 2017 Adur local Plan requires all development to:

"Be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping". The policy goes on to require all development to
- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
and
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

The site's prominent location on a corner further exacerbates the visual harm that would be caused and it is my firm opinion that the proposed design does not achieve the requisite standard by reason of its scale, mass, bulk, materials and lack of cohesion with the terrace to which it would be joined. As such, the proposed development is contrary to local and national planning policy requirements for good design and should be refused planning permission for this reason.

2 Impact on residential amenity.

The proposed arrangement of rooms - with the main living space in the rear at second floor level - will give rise to unreasonable overlooking and loss of privacy to the occupiers of surrounding dwellings. Of most concern is the second floor terraces serving the living/dining room which would give rise to direct views into the neighbouring rear gardens and rear windows of the houses to the south east of the application site.

This is unacceptable and will cause significant harm to the residential amenity enjoyed by the occupiers of the surrounding houses. Clearly this would be contrary to policy 15 of the Local Plan which seeks to prevent development that would have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space.

In terms of amenity for occupiers of the proposed house, the rear garden would be of an awkward shape and would only be 66.0 square meters in size. This is insufficient for a family home and contrary to the Council's published standard in Development Standard 1 which requires a minimum private garden area of 85 Sqm. In addition to the small size of the garden, its awkward shape will further reduce its usability to the detriment of the amenity of the occupiers, who are likely to be a family with children given the type of house proposed and the character of the area.

For the reasons above I object to the proposed development and request that planning permission is refused.

Please send me a copy of the decision notice in due course. If further applications or appeals are submitted in respect of this site, please ensure that I am consulted as a local resident.