"Fairways"
Links Road
WORTHING
West Sussex
BN14 9QY

Tel: [redacted]

18 April 2011

Mr Keith Morgan
Planning Services Manager
Adur and Worthing Councils
Planning Services
Portland House
Richmond Road
WORTHING
West Sussex BN11 1LF

Your Ref: WB/11/0189/FULL

For the attention of Ms J Morin

Dear Sir

Conversion of existing garage block to residential to be used in conjunction with existing dwelling – "Nepcote Chase", Links Road, Worthing, West Sussex

Thank you for your letter of 31 March.

My property "Fairways" immediately adjoins the application site to the south. My family and I would therefore be most affected if the application is granted.

I object to the application on the following grounds:-

1. Although a planning permission for change of use of the above-mentioned garage block to residential has been granted in the past, the recent changes to national planning policy in PPS3 have revised the policy framework for assessing the principle of residential development in domestic gardens in that they are no longer classified as brownfield land and as a consequence priority is no longer afforded to such development. So far as I can ascertain there are no persuasive reasons to allow this proposed development in relation to national policy, the local Development Plan or pursuant to any other material considerations.
2. The application site lies within a low-density residential area which is made up of individual style detached houses set within spacious and mature planted gardens with an attractive and verdant low-density residential character. The garage block once converted to residential would comprise a small one/two bedroom dwelling totally out of keeping with all other houses

in the area. Although a condition may be imposed requiring the dwelling to be used in conjunction with the existing house on the site it would be difficult and indeed well nigh impossible to enforce such a condition in the future so as to prevent dual occupancy of the garage block and the existing house. In particular, it would be literally impossible to monitor the situation where the owners of the house let out the garage block for residential use.

3. My wife and I recently obtained a planning permission for the development of a dwelling in the rear garden of our property "Fairways" (application reference WB/10/0971/FULL). During the course of the negotiations between our Planning Consultants and the Planning Officers of your Council an informal proposal was submitted for the construction of a larger six bedroom dwelling intended for the occupation of my family and my wife's parents who currently reside in the property "Copseland" which adjoins our property to the south. This proposal was rejected on the grounds that the design of the proposed dwelling lent itself to dual occupancy, if not now, then at some time in the future. The same principle is more applicable to this application where the proposed dwelling is separate from the main house.
4. The southern flank wall and W.C. of the garage block immediately adjoin the northern boundary of "Fairways" and the residential use of the garage block would have an adverse effect on the amenities currently enjoyed by "Fairways" as a result of overlooking, loss of privacy, noise and disturbance created by the occupiers of the garage block once converted into a dwelling.
5. The owners of "Nepcote Chase" have two large cars which they park in the driveway at the front of the property. If the garage block were converted to residential, it is likely that the occupiers would also have two cars. A total of four cars would take up most of the driveway and would not only detract from the local amenity as being unsightly but would afford little or no room for visitors' cars, there being no other garaging or parking facilities available within the boundaries of the property. Parking on Links Road is not permitted as the houses adjoining the road have the benefit solely of a right of way over the road.
6. The applicants claim that they own a few feet of the area of land immediately adjoining the southern flank wall of their garage block. Although this claim is in dispute if it was upheld the applicants would not have the facility to repair and maintain the southern part of the garage block in the future because they have no rights of access on to my property "Fairways" to do so and they would not be able to avail themselves of the provisions of the Party Wall Act. Although this is not a planning issue it does militate against use of the garage block for residential purposes.
7. In conclusion I submit that although planning permission has been granted in the past for the change of use sought by this application such change can no longer be justified in the light of recent changes to national planning policy.

Yours faithfully,

[redacted]

Richard Edmondson