From: **Anthony Gristwood**
Date: Mon, 1 Sept 2025 at 17:59
Subject: 7A Southdown road BN42 4FT application to remove restriction on garage space
To: <planning@adur-worthing.gov.uk>

Dear Sir/Madam,
I am writing with respect to the current application to remove restrictions on use for the garage space previously approved AWDM/1709/22.

I am writing on behalf of my mother, the property owner of Mulberry Lodge Mrs Myra Gristwood, (the property behind 7a which has a private drive access through to Southwick Street running behind the back of 7a) with regard to potential privacy and conservation area impacts of this development. I am not currently resident at Mulberry Lodge, although I grew up in this house and at no 49 Southwick Street nearby, and have been familiar with this area over the last 50 years. I hold an LPA for her property and financial affairs.

Looking at the approved plan, the current structure of the garage does not appear to be consistent with what has originally been approved and appears to be something other than a simple garage 'replacement' as outlined in the original application. This may be because the original replacement garage collapsed during construction a couple of years ago, partly demolishing the flint wall adjoining Champion House to the east of the property (which does not yet appear to have been repaired) and perhaps subsequent discussions have been had with yourselves as the planning authority as to the layout and extent of the replacement structure.

The approved plan for the replacement garage at 7a makes reference to a small tool shed adjoining the garage space but does not include the inclusion of two windows in the side of this additional structure, which now appear to have been added onto the back elevation adjoining Mulberry Lodge's driveway and onto the side elevation of the 'shed' looking west down the driveway towards Mulberry Lodge.

I note also that the original application approval stresses the retention of a restriction on the use of the garage 'to ensure that the garage will remain as a domestic garage ancillary to the main dwelling' to minimise additional impact on the conservation area. This seems a reasonable restriction given the nature of the area and should remain in place.

As an aside, the original approval document also makes reference to back 'access' from the property. There is no established right of access for 7a across my mother's private driveway (which itself accesses Southwick Street across another property's driveway (Orchard Dene, Roman Crescent, a right which is established in the property deed for Mulberry Lodge). The previous elderly gentleman owner of 7a Southdown Road placed a small gate in the replacement fence he erected after the low level continuous flint wall on the northern boundary adjoining my mother's driveway fell down in 2021, shortly before he sadly died. This was done without permission and there is no inclusion or statement about this in the property deed of ML.

Notwithstanding this, I have allowed the current owners at 7a - and their builders - specifically to access the driveway during construction of the garage and the extensions they have made to the replacement fence to allow them to render and paint the back elevation and fence panels, erect scaffolding etc., as seemed reasonable, but to the best of my knowledge no established right or 'let' exists across the property line, nor is there any history of passage or

access from 7a across the driveway and/or out to Southwick Street (indeed, there was a continuous flint wall at the back of the property until 2021).

Best wishes and many thanks
Anthony Gristwood (Dr)