Comments for Planning Application AWDM/0704/21

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 6 May 2021 at 17:26
To: planning@adur-worthing.gov.uk

Dear Sir/Madam,

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

Comments were submitted at 06/05/2021 5:26 PM from Dickon Gray.

Application Summary

Address: 1 Steyning Road Shoreham-By-Sea West Sussex BN43 5NG

Proposal: Proposed two storey extensions to the north (side) and west (rear) elevations. Change of use from single dwelling house to bed and breakfast accommodation.

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Dickon Gray

Address: 4 Steyning Road, Shoreham-By-Sea, West Sussex BN43 5NG

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments:
Dear Mr Barnett
I object to this application on the following grounds:

1. It fails to assess the impact of the development on the conservation area and settings of the Grade I listed Church of St Nicolas and Grade II* Old Toll Bridge.

2. It provides for only 2 parking spaces for the 8 proposed units each of which can be expected to generate at least 1 car parking space requirement. How does this equate with the County Council's car parking policy?

It is unacceptable to expect St Nicolas Lane to absorb additional parking. It is already saturated by visitors to the church, the riverside walk and the Old Toll Bridge. Church services generate further pressure on street parking.

Access to properties by service vehicles is often blocked by parking at the corner outside the Old School House, at the entry to the northern leg of the lane between the churchyard and No 4 Steyning Road. Cars that park in this cul-de-sac are blocked in by vehicles parked at its entrance. Cars also park across garage and driveway entrances.

When the Red Lion re-opens in June the pressure on parking will increase as they have reduced the

previous parking provision at the head of the southern leg of the lane.

3. Pedestrian safety. If guests at 1 Steyning Road park in St Nicolas Lane they will be tempted to cross the A283 on a dangerous corner that has nil visibility to the north when crossing from east to west.

Kind regards