From: Peter Barnett <peter.barnett@adur-worthing.gov.uk> on behalf of Peter Barnett
Sent: 01 March 2022 13:07
To: Emily Drake-Julnes
Subject: Fwd: AWDM/2274/21 - 31 Buckingham Road/Queens Place

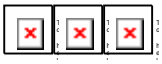
Flag Status: Flagged

Hi Emily

Please would you withdraw this application as per request below.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



---------- Forwarded message ---------
From: **Sue Elsom** <sue.elsom@gmail.com>
Date: Tue, 1 Mar 2022 at 12:47
Subject: Re: AWDM/2274/21 - 31 Buckingham Road/Queens Place
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter

Thank you for your email outlining the objections to the development at 31 Buckingham Road. Normally we would have applied for Pre Application Advice on such a project, but as you are aware this is not available at the moment.

Further to your comments my client has agreed to withdraw the application. Please can you do this.

Many thanks

Kind regards

Sue Elsom

On Thu, Feb 24, 2022 at 2:18 PM Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Dear Sue
>
> I write with reference to the above planning application.
>
> I must advise you that I cannot support the application for a number of reasons.

The design, form, height and appearance of the proposed dwelling is considered to be out of character with the established 2 storey terraced form of housing in the street and it will fail to preserve or enhance the Conservation Area.

No heritage statement has been submitted to assess the impact of the development on the Conservation Area.

The development is likely to have an adverse impact on an established street tree and no arboricultural report has been submitted.

The development is likely to cause loss of light and overshadowing to Sunnyside to the north, as well as being overbearing. No daylight or sunlight assessment has been submitted.

The distance from the rear of the proposed dwelling to the rear of 31 Buckingham Road is 15.5m. This is well below the 28m required by the Council's DM Standard No.1

The proposed garden for the new dwelling is only 17sqm, also well below the Council's standard.

There is a holding objection from our drainage engineer as it is unclear if there is adequate space available for surface water drainage by way of soakaways.

Southern Water has advised that the building would be over a public sewer which is not acceptable to them.

It appears that a section of flint wall would be lost, to the detriment of the character of the Conservation Area.

The application has generated 42 objections from local residents.

I must therefore advise you that the application will be refused and I would advise you to withdraw it.

Please confirm how you wish to proceed.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
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Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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