9 Phoenix Way, Southwick, BRIGHTON, BN42 4HQ

Mr. Gary Peck
Planning Services Manager
Adur & Worthing Councils
Development Management
Economy Directorate
Portland House
44 Richmond Road
WORTHING, West Sussex
BN11 1HS

19th May 2017

Your ref: AWDM/0549/17

ADUR & WORTHING
23 MAY 2017
PLANNING SERVICES

Dear Sir

Detached two story 3 no. bedroom dwelling in rear garden
71 Cross Road, Southwick, BRIGHTON, West Sussex

Thank for your letter of 8th May 2017 advising me of the proposed development at 71 Cross Road and for giving me the opportunity to express my views and concerns.

I note the relevant planning considerations listed at the end of the letter and make my opinions as follows:

The construction of this property will certainly overlook my premises and result in a gross loss of privacy and light.

The area does have a considerable number of trees and bushes including many fruit trees, all of which are inhabited by birds, squirrels and other wild life.

The development will be out of character with surrounding properties and could be a precursor for further similar schemes by others on the south side of Cross Road.

The noise and disturbance factors are, of course, at this stage unknown.

However, I will make some additional observations which, according to your letter are irrelevant planning considerations, but are made as I feel they **are** relevant and should be brought to your attention.

The present building at no. 71 would appear to extend from the border of no. 69 to the border of no. 73 which provokes the question as to how access is to be obtained to the development. There appears to be no possible access either side of no. 71.

The development to be at least 50ft from the boundary with 9 Phoenix Way and the existing tree line along the boundary to be maintained and controlled. I have a greenhouse and a garden shed adjacent to the boundary fence and falling branches could damage or destroy these buildings.

Where are the water, gas, electric and sewage to be routed and connect with the main suppliers of these services? Under no circumstances will access be permitted through my premises for any of these services to be connected to the mains supplies in Phoenix Way. Also, of course, vehicular access will not be allowed.

Parking spaces. Where are these being planned and are they sufficient for the occupants of a three-bedroom house on this site?

The development of this property is totalling out of character with the neighbouring properties and would mean the loss of much valued open space.

Yours faithfully

[redacted]

John Allpress
A resident of 9 Phoenix Way since 1958 – 59 years.