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Comments for Planning Application AWDM/0081/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 9 February 2020 at 19:56
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:56 PM on 09 Feb 2020 from Mr Stefan Feniuk.

Application Summary

Address: Boat House 41 Riverside Road Shoreham-By-Sea West Sussex BN43 5RB

Proposal: Application for a Lawful Development Certificate for existing use as a residential dwelling (C3).

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Mr Stefan Feniuk

Email: [redacted]

Address: 37 Riverside Road, Shoreham-By-Sea, West Sussex BN43 5RB

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: With regards to the application which seeks to obtain legal confirmation that part of the building known as 'The Boathouse' 41 Riverside Road, Shoreham-By-Sea is lawfully in use as a separate dwelling in accordance with Section 191of the Town and Country Planning Act 1990, the following comments are provided:
The residential dwelling as per existing layout drawing
20007 Job No 1.00, which is adjacent to the commercial workshop of the Boathouse is currently non obtrusive as it is not visible at all from neighbouring properties and the building has the appearance of a Boathouse.
The existing building 41 Riverside Road ' The Boathouse' is directly located at the rear of the property 37 Riverside Road and its use as a boathouse is all that has been recognised or known.
The main comment would reflect a concern that by legalising the residential dwelling as requested this could enable future applications and developments which would be obtrusive and intrusive given the extremely close proximity of the existing building to neighbouring properties.
In addition if any modifications are required to achieve compliance with planning and/or building

regulations associated with a residential dwelling then these would also need to be non obtrusive and non intrusive (those impacting privacy, light etc) to my and neighbouring properties given the extremely close proximity of the existing boathouse.