92 Brighton Road,

Lancing BN15 8LW

1.1.2021

ADU... ...NG
- 4 JAN 2021
PLA... ...SERVICES

Dear M/s O'Keeffee,

Ref. AWDM/2055/20

With reference to the proposed planning application for a three storey dwelling adjoining 94 Brighton Road, I would advise that I do wish to oppose this new house being added to the existing property. The heading on the form does state the proposal of a new 'semi-detached' house. It would in fact then be an 'end terrace'. The design, appearance and character would, therefore, be totally affected and completely out of character with the existing properties. I would also mention a proposal was also initiated in 2005 by a previous owner and was also opposed. My other objections are listed below:-

1. My property (92 Brighton Road) was purchased as a permanent residence solely on the understanding that there is a covenant restricting the number of houses to be built on the parcel of land appertaining to the semi-detached properties (ref. Land Registry on all properties relating to the covenant). The covenant was taken out to ensure no future high density of properties on the site
2. The proposed house would not only be overbearing and obtrusive but would overlook my garden and patio, thus affording no privacy. As I am an elderly person living alone, privacy is an extremely important factor in my life and I believe I have the right to enjoy the quiet environment of my own property.
3. The height of the new build and proximity to the boundary would drastically reduce any light to the ground level room and porch and also the east facing window of the first floor sun-room.
4. The plan proposes two parking spaces for the new build which would then leave the existing property with no parking space. There are already parking problems on the main A259 so more cars parking on the road, where traffic is continuous, would create problems for cars exiting from their property by reducing visibility.
5. At present there are rain soakaways on the side of the existing house at a distance of 18' from my boundary. Therefore, a new builds soakaways would be adjacent to my boundary, a matter of inches away. My garage, which is next to the boundary, has surface water in wet weather conditions and, as you will appreciate, the water table level is only a matter of inches below ground level of the houses in this area which could then cause flooding not only to the garage but also the house. (Ref. comments in Flood Risk Assessment Consultee Comments from Ms Laura Gibbons).

These points are a great concern and worry to me and I trust you will give them your full consideration. I would also like to express my concern that this might go ahead before any approval as scaffolding is already in place.

Yours sincerely,

[redacted]

Brenda Foster

Copy to: Mr. Peck

