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9th November 2021

To Whom It May Concern

Appeal by Mr J Davies
Site Address: Penhill Court, Penhill Road, Lancing, BN15 8HE
APP/Y3805/W/21/3278230

Introduction

We write in response to the third party representations submitted in response to the above appeal. No Statement of Case from the LPA was received, therefore it is assumed they are relying on their Officer's Report which was responded to in full in our Appeal Statement.

We will only respond to comments raised in the submitted representations which are relevant to planning, and which have not already been directly addressed in the Appeal Statement.

Response to representations

Noise and disturbance from additional parking and activity is a concern in some representations, however the Council have previously found that the additional activity would not be harmful, and the appellant agrees. The small amount of additional activity would not be noticeable in the context of the urban area.

Any potential construction impacts can be controlled by condition, via the requirement for a construction management plan.

There is concern about the current refuse arrangements (which apparently are unsuitable), and the impact of the need for additional refuse storage. The need for satisfactory refuse arrangements can be controlled by condition, and could therefore improve the existing unsuitable arrangement. This would be a benefit of the proposed development in favour of allowing the appeal.

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Only two parking spaces-worth of green space will be lost to accommodate additional car parking. Additional high quality amenity space is available to residents at the beach to the south and Lancing Beach Green to the southwest.

A recent appeal decision, regarding Land north of The Haven, which is located less than 200m to the south of the appeal site, is referenced in one representation. A copy of this appeal decision is submitted with this letter. The appeal allowed the construction of 8 flats on open land. In allowing the appeal, the Inspector found the proposed development to be acceptable with regard to the impact on the character of the area, impact on adjacent properties, and found the development to be sustainable with regard to paragraph 11 of the National Planning Policy Framework. It is our assertion that the proposed development is also acceptable with regard to the impact on the character of the area, impact on neighbours (as agreed by the Council) and that it comprises sustainable development.

The Inspector noted at paragraph 11:

"*…it must be acknowledged that the proposed development of the site would represent a significant visual change, particularly for those local residents who have always known it as an undeveloped parcel of land. However, change does not always equate to harm and in this instance the design and layout of the scheme adheres to well-established design principles*".

The same rationale applies to the current appeal site. The development would improve the existing design of the building and the streetscene. The proposal also has even greater sustainability credentials than the allowed appeal, because it is clearly previously developed land.

If you require further information please contact myself on the details below.

Yours sincerely

Julia Mitchell MRTPI

Senior Planner
[redacted]