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Comments for Planning Application AWDM/1132/15

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 12 August 2015 at 09:39
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 9:38 AM on 12 Aug 2015 from Mrs Kate Fisher.

Application Summary

Address:	55 Victoria Road Southwick Brighton West Sussex BN42 4DJ
Proposal:	Demolition of existing detached bungalow and erection of pair of semi-detached 4-bedroom houses and one detached two-storey 4-bedroom house with basement accommodation in rear garden.
Case Officer:	Matthew Porter

Click for further information

Customer Details

Name:	Mrs Kate Fisher
Email:	[redacted]
Address:	61 Victoria Road Southwick Brighton

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	Dear Sir We would like to object to the above referenced planning application on the following grounds: Design Overdevelopment Privacy, Light and Noise Design: In the "Design and Access Statement" it states that Units A & B have been designed to be "sympathetic to the neighbouring properties" whereas Unit C has been designed to "a contemporary style, contrasting the vernacular design of the main street". We would question whether the design and choice of materials of Unit C are as stated "environmentally sensitive", in particular the height of the structure and the use of glass and balconies to the proposed south-west elevation. Previously the garden of our property at 61 Victoria Road was sold and a new dwelling, Number 63, was built on the site. Number 63 is a one-storey bungalow and we feel that it would be

more in keeping with the local environment if Unit C was restricted to one-storey or alternatively incorporated the use of a basement level as in the proposed plans to make it two-storey. Overdevelopment: At present there is one, single-storey dwelling on the site. In the "Design and Access Statement" it states that the existing site is "approx 1140 sqm, an above average plot size for a single dwelling within this locality". We are concerned whether the site is large enough to accommodate 3 new dwellings, with the associated increase of inhabitants and vehicles. We are of the understanding that the plot of land in question is an amalgamation of various neighbouring properties back gardens which were previously reduced to create a larger plot for Number 55. In our opinion Unit C would seem to be being partially proposed on what in the past would have been the back gardens of Numbers 59 and 57 had they retained their original intended garden space. Privacy, Light and Noise: Privacy We have serious concerns surrounding privacy including: i) Proximity of Unit C to our boundary fence, garden and house ii) Height of Unit C as proposed iii) Use of glass, balconies and terracing to side elevation of Unit C on the south-westerly aspect We feel that Unit C as proposed would result in a direct, uninterrupted and intrusive view to some of the private areas of our house and garden. Noise: We have serious concerns surrounding noise from Unit C as proposed, in particular we are most concerned that the design of the balconies to the upper level in Unit C will increase the level of noise and general disturbance in the area and to our property. We would kindly request that the planning officer Matthew Porter could arrange for a site visit to our property to view the proposed development site from our aspect. We look forward to hearing from you at your earliest convenience. Best regards Kate and Simon Fisher 61 Victoria Road