AB

Paul Strevens
25 Brighton Road, Lancing,
West Sussex,
BN15 8RJ

5th February 2012

Objections to the Planning Application for 12, Brighton Road, Lancing, BN15 8RH (AWDM/0057/12)

Dear Ms Barker,

With regard to the above planning application, and as a neighbour, I have several objections to the application. For ease of reference they are split into 2 sections. The first being errors within the initial application, as published and the second being to raise various points on the application itself.

Application Errors

- **Section 13 (Foul Sewage)** No indication has been given for the part relating to connection to existing system. If yes (which can be assumed) then details of existing system are required and proposed new drainage arrangements need to be planned. This is especially relevant as system that was designed for 4 occupants (at the end of the 19th Century) is now proposed to be used for 12 occupants on the new site.
- **Section 15 (Trees & Hedges)** Proposal is marked as "NO" for both trees and hedges either on or adjacent to. As a simple view from outside can confirm this is obviously incorrect on both counts as both trees and hedges are on the site. An indicated "YES" (which would have been accurate) means that the LPA may require a Tree survey.

Planning Declaration

- **The Site** States a 3 storey block of flats to the east of the site with ground floor below road level and 3 storey house to west. There is no mention that this house also has 1 storey below road level. It therefore needs to be pointed out that this proposal is going to be only 3 storey building on south side of the road with all stories above road level (this makes it out of balance and keeping with what already exists and means that these proposed buildings will dominate all those around them)
- **Scale** Mentions that on South side of road buildings "are up to 3 stories in height" but again no mention that all are with only 2 stories above road level.
  Also that on the North side, buildings vary from 1 storey to 10 stories. Needs to be pointed out that 10 storey building is only one, is far removed from the road, no buildings opposite it etc. (and would be unlikely to be approved now)
  States "generally" that the buildings on North side are raised 1m above road level. This is incorrect. A rough measurement indicates that most are only 0.5m above road level with one at 0.4m

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Indicative Access Points

- Cycle path mentioned as if a good thing when is in effect an additional hazard
- 6m between garage door and pavement for clearer view-Does not assist as is positioned just after a blind bend and there is brick wall to the East of the property (Part of Admiral Court) that runs for 2 metres North to South so further restricting view.
- Sight lines "helped" by very wide pavement-Is actually just under 3m in width but still cannot see round blind bend. So vehicles will have to sit across cycle path whilst trying to enter traffic flow
- Traffic lights to East and West- Would argue that westbound are too far away to help regulate and that east are even further and are only pedestrian controlled.

General Points and Objections

- At proposed rear, decking to be attached to current perimeter wall. Is the wall not part of Local Authority flood control precautions for this and adjacent properties?
- Proposed height (at 3 stories above road level, unlike any other) allows a view down into opposing properties bedrooms & lounges
- View from rear balconies are directly on to rear decking of No.10. Application states that proposal "without overlooking the neighbours land"
- The coast road has been changed a few times over the years to slow traffic down on a busy road. The additional disruption caused by 4 driveways where there is only currently 1 will not improve matters. Also the proposal means any vehicles parked in the driveway will need to be reversed onto the main road when they wish to leave the houses
- The "Blind Bend" mentioned early has had a number of accidents even in the last few years with at least one fatality. Proposing such an intensive development near to an Accident "Black Spot" seems ludicrous.
- The proposed buildings seems an Overdevelopment of a site on which currently sit 2 small bungalows.
- The "Loss of light" and "Overshadowing" caused by the proposed height and width of the buildings will affect properties at 29, 27, 25, 21 and 19 Brighton Road as well as the western Part of Ariel Court.
- The sound reflection caused by this height and width of buildings from Buses, Coaches, HGV's and cars in general will affect all properties located on the North side of Brighton Road
- A planning application for 25 Riverside, Shoreham Beach was refused due to "detrimental to the residential environment and locality and having an excessively enclosing effect on surrounding property". I believe that granting this proposal would have exactly the same affect.
- A planning application for 10 Brighton Road (next door) for a 2 storey extension was refused for being too tall and intrusive. The scale of the development for number 12 exceeds this by a rough factor of times 6

In general, I consider the planned development to be an overdevelopment on this small site,

Regards

