From: Michael Lavender
Sent: 27 February 2013 10:42
To: Peter Barnett
Subject: AWDM/0156/13: 384 Brighton Road Shoreham-By-Sea West Sussex BN43 6RE

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Hi Peter,

The development is within a air quality management area and the front façade is affected by traffic noise. In addition, the proximity of the dwelling to the road will mean vibration caused by passing HGVs will be felt through the ground and structure.

I also have concerns on the amount of natural lighting to the property, particularly at the rear which is North facing and will be shadowed by other buildings. The lack of natural light in the kitchen will also be a hazard and would mean artificial light would be needed during the day. Distinct types of health conditions can be caused by inadequate light, e.g. depression and psychological effects because of the lack of natural light and windows with a view. Eyestrain could also be an issue. The Courtyard is accessed by the first floor flat and residents in the courtyard will peer directly into the windows of the basement flat. Therefore if privacy is wanted natural light or any sort of a view will be further compromised as blinds or obscure glass will be needed for privacy.

If there is a fire in the kitchen or living room then there are no means of escape from the bedroom, although I acknowledge this will be dealt with under Building Regulations.

Should the development be permitted, then I would request conditions requiring a whole house ventilation system with air intake from the rear of the development to avoid polluted air from the road being brought into the dwelling. This will mean the windows at the front of the property can be kept closed to keep out traffic noise and the system can also incorporate the kitchen and bathroom extract.

I would also request a condition for solar tubes be installed to bring natural light into the kitchen, bathroom and bedroom.

Kind Regards

Michael Lavender

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