Gmail

Planning - <planning@adur-worthing.gov.uk>

Fw: Objection: AWDM/0080/24 and AWDM/0012/24| Proposed end-of-terrace two storey house.

1 message

Faye Buckner [redacted] 11 March 2024 at 20:46
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
[redacted]

This is now the sixth planning application regarding the 41 Overmead plot in under a year. Taking up considerable time for residents and undoubtedly planning team resources alike.

It is becoming increasingly difficult to keep up with what is still being put forward for planning and it is not giving residents a fair chance at understanding exactly what the proposals are and what is intended for this space.

I note AWDM/0080/24 and AWDM/0012/24 for exactly the same location are still active on the website.

AWDM/0012/24 has been re-submitted several times with subtle changes to the proposals. Original plans have been removed, so there is no transparency as to what has actually changed (other than trusting the description proposal header).

Overall our reasons for objecting to this proposal remain the same as per email below and all of our previous objection correspondence entered on the various submissions.

Overdevelopment being a key concern, whether it is a one or two bedroom flats or another shared rental house with multiple occupants there will be a significant increase of people within a small corner of Shoreham which used to have one family unit in residence.

Regards,

Faye Buckner & Jason Rogers

From: Faye Buckner [redacted]
Sent: 19 February 2024 21:38
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>; [redacted]
Subject: Objection: AWDM/0080/24 | Proposed end-of-terrace two storey house.

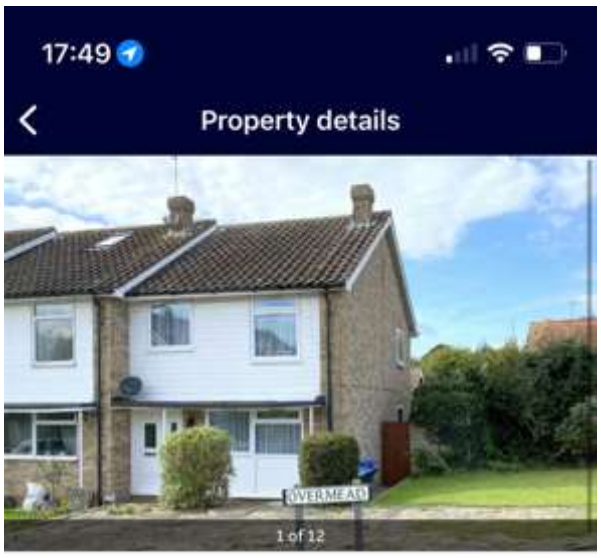
Dear Planning Team,

As per the previous 2 applications we object to the proposed plan submitted for a new property adjoining to 41 Overmead.

1. Plans shown in document Drg 04E are not representative of the newly reconfigured layout within number 41, nor have they been an accurate/true representation throughout any applications submitted regarding 41 or any potential development. A substantial rework has been ongoing for most of 2023 and property is now being advertised online as 'IDEAL FOR 3 SHARERS' (screenshots attached). The layout itself is also very unusual (plans within the lettings ad attached), moving the kitchen/dining area to the first floor and the only access to the back yard being via the a ground floor bedroom. This suggests the property is already formatted for flats in the future.

   The planning committee previously commented on overcrowding of the space during the initial application process, a point which the new plans do not seek to remedy. Since the original application showed the existing 41 property as a family home and not a 3 household dwelling, with the new building included there would be at least 4 'households' in the place of one previously.

[redacted]



£2,000 pcm Tenancy info

£462 pw

Overmead, Shoreham-by-Sea, West Sussex,...

Added today

Deposit: **£0**

Min. tenancy length: **Ask agent**

Furnish type: **Unfurnished**

Available from: **01/03/2024**

PROPERTY TYPE	BEDROOMS
House	3

Email agent | Call agent



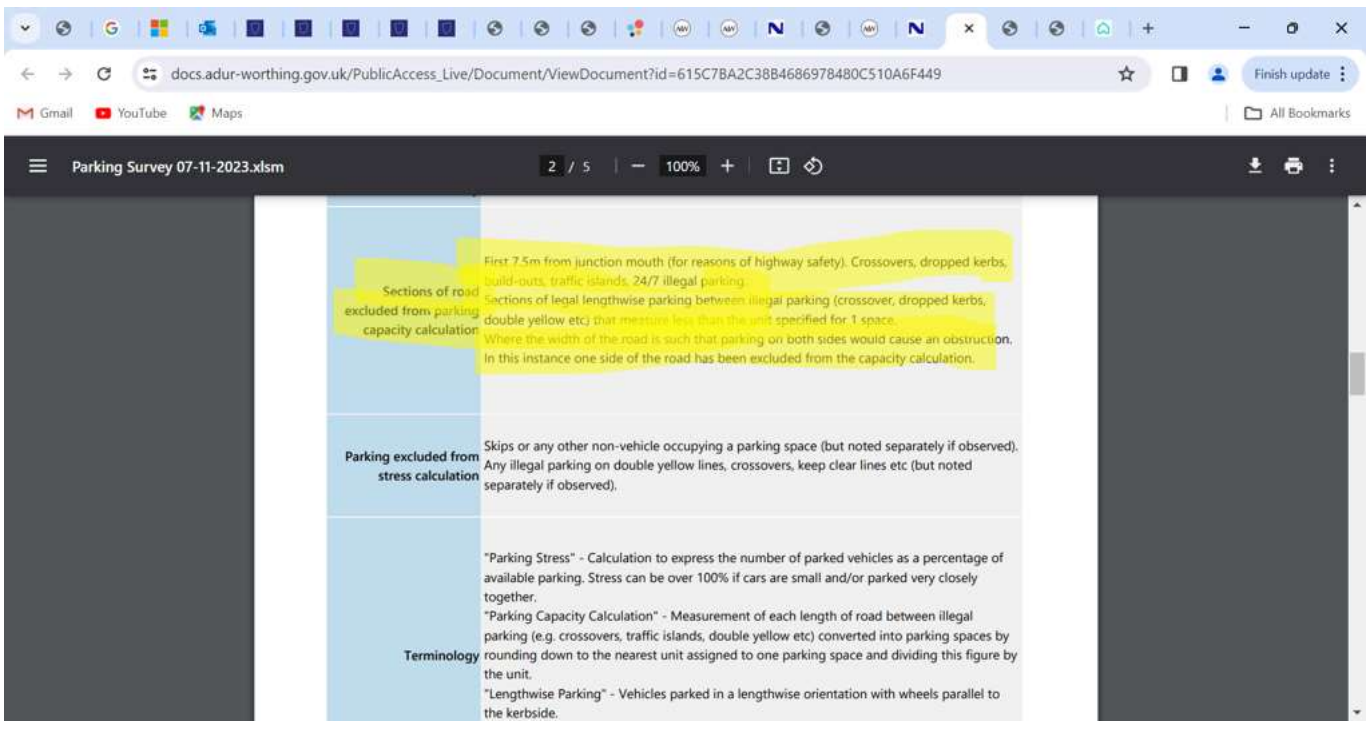


2. The developer has failed to provide a true representation to local residents or the planning team throughout the planning process (note 4 applications re 41 and associated land in the last year) all misrepresenting the actual layout of the existing property) and have pushed the boundaries with what is allowed via development law to the fullest extent. Whilst this application is for a modest house matching the surrounding neighbourhood, there is no guarantee this would remain as such and could well become a duplicate of the 3 household property (41) now being advertised for rent, with no way of the local community having any say in the matter once an application is granted

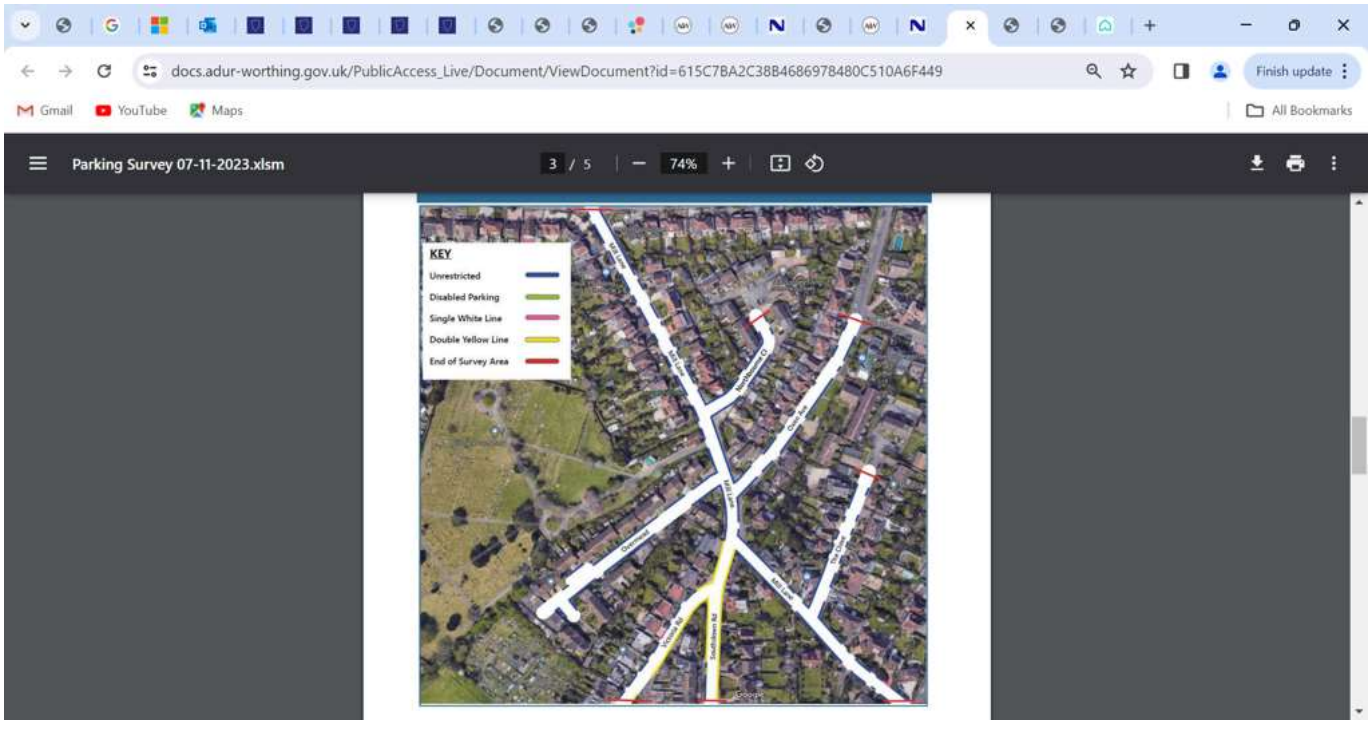
3. Many residents raised valid parking concerns in application AWDM/1027/23 and AWDM/0012/24. Revised plans do not resolve this issue and will result in additional cars (for at least 4 households if current use of 41 plus new build is accounted for) occupying the limited roadside parking spaces and contribute further to hazardous parking around local roads, which residents have reported many times to the council previously.

   The 'Parking Survey' submitted as an attempt to undermine resident's concerns around parking should not be relied upon. It is unclear and contradictory in nature which brings into question it's accuracy. As an example, the report highlighted sections below are excluded from the final available parking calculation. Including parking around corners/junctions, where parking on both sides would cause an obstruction and where drop kerbs are present.

   Diagrams taken from AWDM/0080/24:



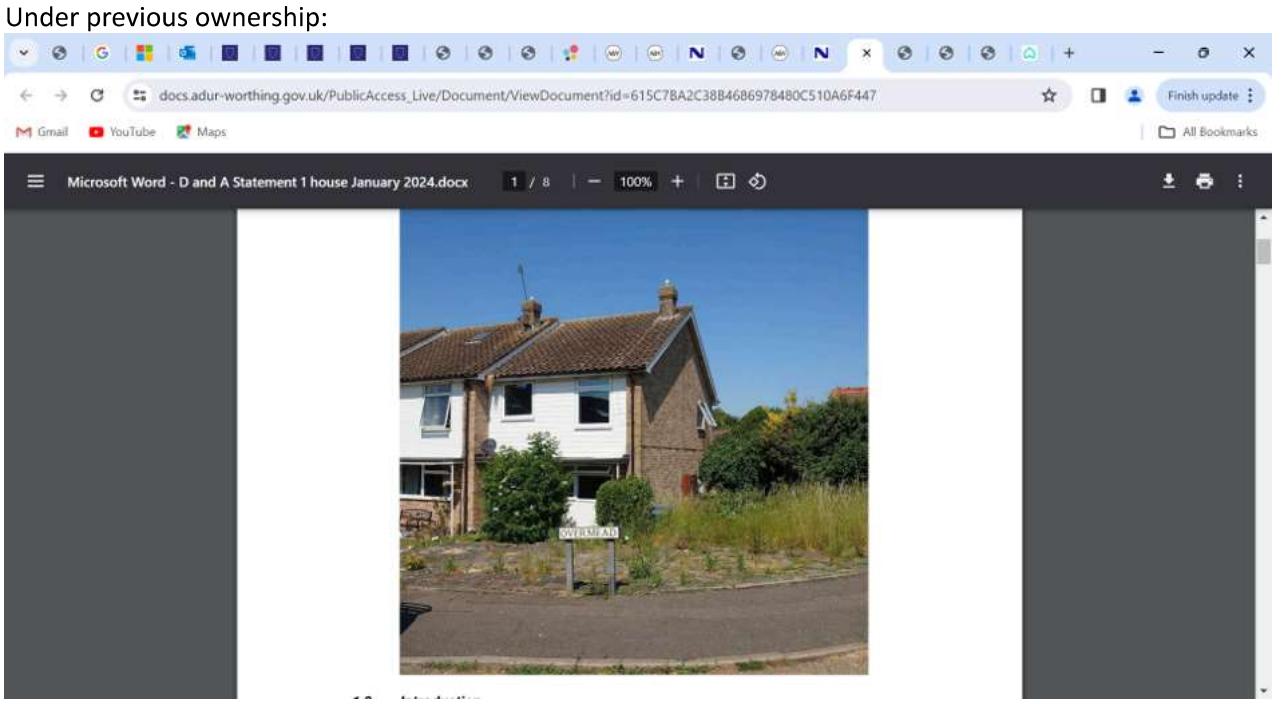
The 'Survey Area' satellite image below, shows gaps where dropped kerbs have not been included in the calculation per the ‘Sections of road excluded in parking capacity calculation’ section. Contrary to the same section the image indicates that both sides of roads remain highlighted in many areas where parking on both sides would cause major traffic obstruction, including but not limited to Overmead, Northborne Close, The Close and Oxen Avenue. The same is also apparent around hazardous junctions, where the image indicates parking has been included in the capacity caculation.



4. A2/04C, No.41 will no longer have a rear exit like the rest of the mid terraced properties on Overmead, bring into question fire safety as there would only be one exist from the property, to the front of the building.

5. The DESIGN AND ACCESS STATEMENT proposes a leafy mixed hedge along the boundary. The local authority should be aware that the property did have this (as shown in the first image on the DESIGN & ACCESS STATEMENT) but it was cut down by the new owner. Any proposed replacement would take years to reach the heights and density alluded to in the plans

Under previous ownership:



Current ownership:



Currently hoarding has been erected around the development site which seriously impairs the view of the main road when exiting Overmead. This will be here for substantially longer if new development plans are approved.

6. AWDM/0012/24 from WSP states there is a danger of surface water flooding and a Flood Risk Assessment must be carried out before approval of plans is granted. We urge the surveyor to also review no.41, where the main external drain to the rear of the property has recently been removed with the remaining smaller drain situated at a higher gradient to ventilation bricks at the base of the property, rendering it ineffective until surface water has already gathered. Additional building works could see this issue exacerbated.
7. DESIGN & ACCESS STATEMENT has given some examples of previous end of terrace development, Ormonde Way (AWDM/1947/17) and Pratton Avenue (AWDM/0043/11) are houses with their own driveways, which are unlikely to have shared/multiple household properties next door and their location can't be accurately compared

Regards,

Faye Buckner and Jason Rogers

[redacted]

Sent from Mail for Windows

[redacted].