REF: AWDM/1141/12

117, Greenways Crescent, Shoreham-by-Sea, BN43 6HR

Dear Sir/Madam

Notice is hereby given of the enclosed vehement and indubitable objections to the planning application proposal in relation to the above property. Interested parties directly affected by this proposal have read the objections listed below and affirmed their agreement by signature to that effect.

List of Objections

1 National Planning Policy Framework (March 2012 Department for Communities and Local Government)

Part 7: Requiring good design:
Sect. 58. - respond to local character and history, and reflect the identity of local surroundings. **This application does not meet these criteria in any way shape or form.**
- are visually attractive as a result of good architecture and appropriate landscaping. **This proposal if granted will be 'blot on the landscape' juxtaposed with the prevailing surrounding architecture.**

Sect. 60. - ...proper to seek to promote or reinforce local distinctiveness. **This proposal *de facto* abrogates such distinctiveness putatively through its overall measurements, elevations and dimensions.**

Sect. 66. *Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.* **The submitted proposals as they stand take no account of the community views more so as the applicants are neighbours.**

POLICY AH2

Any proposal will be expected to be designed so that:-

(a) its appearance, character and scale create a pleasant place in which to live and is in keeping with and enhances the existing local environment with particular attention being paid to the architectural form, height, materials, density and layout of both buildings and associated structures and hard surfaced areas; **The original planners for this North Eastern Part of Shoreham were very cognizant to the predominant topography of the existing idyllic landscape. As a consequence all residents benefit from a lasting legacy and this application affords a chronic diminution of that secured benefit.**

(b) it respects the existing natural features of the site, including land form and trees; **This application does not respect the existing natural features of the site as its dimensions etc, are not in keeping with existing architecture.**

(c) it does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space; **This application will have an 'unneighbourly effect' due to its dominance of the landscape and horizon for other residents.**

POLICY AH7

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings; **The proposal will result in unacceptable and distasteful panoramic overlooking of several gardens and lounges of properties at the rear and sides. The ramification due to the proposed height and width will be its imperious ascendancy. This will have a significant overbearing effect on neighbouring dwellings and gardens from a 360° aspect.**

(b) design and materials are sympathetic to both the original dwelling and the area in general; **The proposal design is not sympathetic to either the original dwelling (Bungalow now a 4 bedroom Detached house) or the wider area in general.**

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area; **The proposal is a gross crass over development of the existing dwelling and land footprint. The proposal is not in accordance with the character of the area and as it is a corner plot will be out of keeping with the general architectural layout currently established.**

DEVELOPMENT CONTROL STANDARD NO. 2 SPACE AROUND NEW DWELLINGS AND FLATS

2.0 RELATIONSHIP BETWEEN DWELLINGS/FLATS

2.1 The space around and between dwellings/flats is an important factor in the creation of a pleasant residential environment, contributing to the individual character, identity and appearance of an area. It is also important to ensure the provision of adequate privacy and daylight to individual dwellings/flats. **This proposal diminishes emphatically the individualness, character and already constituted identity of the surrounding area. Similarly it negates adequate privacy for residents from a 360° aspect.**
In infill and redevelopment schemes new buildings should respect the existing character and appearance of an area and ensure the retention of adequate privacy for and daylight to existing dwellings/flats. **This proposal adulterates both the character and appearance of the relevant area commensurate with its pretentious measurements.**

2.3 Residential developments, in order to prevent over-developed layouts, should not have an excessive overall site coverage of buildings and hard surfaced areas . **This proposal essentially doubles the overall size of the existing building and plot. The resultant effect will be an obvious over-development of the existing layout.**

EXTENSIONS

2.15 Houses and bungalows should usually be designed so that it would be possible for extensions to be added without detriment to adjoining properties. **If the proposal in its current guise is granted then any further extensions will have a sententious detrimental effect to adjoining premises.**

AREA

3.4 **There are no clear measurements on the existing application to ensure compliance with Adur policy of at least 100m² of garden space.**

These requisite objections are cardinal to preserve and safeguard both the character and appearance of this residential area and provide a lasting legacy for generations to come. I notify you of my request to be notified if this application is presented to a planning committee. In order that I can attend and verbally represent these objections in person.

Yours Faithfully

[redacted]

Mike Fitzgerald, Bsc, Msc, 43, Downside, Shoreham-by-Sea.

Signatories:

[redacted]

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