Debbie Johnson

From: Planning
Sent: 28 February 2013 07:05
To: Planning
Subject: Application Comments for AWDM/1515/12

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

Comments were submitted at 7:05 AM on 28 Feb 2013 from Mr Jeremy Slack.

Application Summary

Address: 28A Brighton Road Lancing West Sussex

Proposal: Change of use and alterations to partially-built building from permitted use as two restaurants with manager's flat above to ground floor cafe and water sports centre with 8-bed hostel and 3 flats above (2x 2 bed and 1x 3 bed)

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Jeremy Slack

Email: [redacted]

Address: 226a harbour way Shoreham by sea

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment

Comments: Dear Sir / Madam Reference: PLANNING APPLICATION NO AWDM/1515/12 Proposed change of use to retail and residential us to 28a Brighton Road, Lancing, by Mr Hole I write in connection with the above planning application. I have examined the plans and I know the site well as I am a regular user of the both the beach and lancing Green. I wish to object strongly to the change of use at this location to retail with residential. Lancing Beach is a unique location where development proposals should be considered very carefully: allowing residential use of the 28a property could ruin the character of the green and beach while any traffic to and from the development would overwhelm it and detract from it's uniqueness. The protection of Lancing Greens visual and historic qualities is also supported by the Adur Local Plan 2012 as are the change of use to it's inappropriately-designed residential dwelling, or design that fails to take opportunities to

improve the character of an area, hence it should not be accepted Of particular relevance is Policy AH9 which, in effect, sets the objectives of this Standard. It states:- The conversion into smaller self-contained units will be permitted providing that:- (a) access and car parking provision is acceptable under Policy AT12 (site coverage or parking for new buildings would diminish unacceptably the amenity) and can be made within the curtilage of the original dwelling without detriment to the character of the area; Site coverage and parking for the proposed residential dwelling would completely diminish to a totally unacceptable level the amenity and the beach to the detriment of beach users. (b) the proposal would not have an unacceptable adverse effect on neighbouring properties in terms of overlooking or noise transmission through party walls, and Proposing to have access traffic crossing the the Green at Lancing which is one of the main attractions for families and beach users is unacceptable and will have an significantly adverse effect on the use of this amenity. (c) the type of property concerned and the standard of accommodation to be provided accords to the standards adopted by the District Planning Authority. 28a Brighton Road, Lancing is unsuitable for partial conversion to residential dwelling due to it's location on the beach, access to traffic and the resulting effect this would have on the local area and recreational beach users. The proposed change of use to this development is particularly ill-considered: it is on a unique site used by many local residents and tourists for recreation and walking dogs, summer swimming and year round kitesurfing and the change to residential use here would both diminish the utilisation of this development, which in turn would have a detrimental effect on the centre of Lancing. The suggested imposition of a uncertified and unregulated water sports centre would also significantly effect established local business such as the Adur Activity Centre, Lancing Sailing club, Lancing Kitesurfing Club, BN1 Kitesurf School, BKA Kitesurf School, Lewis Crathern Kitesurf Clinics, Evolution Boardsports retail outlet. All of these local Lancing businesses/clubs have had minimal consultation from the developers and would be at significant risk in the present economic climate thorough the imposition of an water sports centre and retail outlet. Following the tragic death of a kitesurfer in August 2007 Lancing Kitesurfing Club was created to raise awareness for all beach users. Lancing Kitesurfing Club, Lancing Sailing Club and the 3 kitesurfing schools have worked very well together to improve awareness and cooperation and to ensure adequate zoning and separation for all sports and beach users including swimmers. The imposition of a water sports centre and the developers suggested movement of the Swim Zone shows no regard for the work done and the on-going awareness and safety of all beach users for this location post development. Furthermore, there is no need for this kind of high end penthouse residential dwellings in the Adur/Lancing area. Worthing and Adur has more than a adequate supply of housing/land to meet the· requirements of its Worthing and Adur Development Plans . Lancing already has enough flats: the only

identified need is for affordable housing for residents who work locally, as recently confirmed by in the districts development plans 2012 and this location is clearly not suitable for this type of development. I understand that the Parish Council have also raised concerns regarding the proposed change uf use. If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting. Signature: Yours faithfully, J. Slack