KB

[redacted]

**From:** Planning

**Sent:** 15 February 2012 09:06

**To:** Planning

**Subject:** Application Comments for AWDM/0057/12

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

Comments were submitted at 9:05 AM on 15 Feb 2012 from Mrs V Clarke.

## Application Summary

**Address:** 12 Brighton Road Lancing West Sussex BN15 8RH

**Proposal:** Demolition of existing dwelling/garage and redevelopment with 4 three-bedroom townhouses with integral garages and new accesses (outline including details of layout and scale)

**Case Officer:** Hannah Barker

Click for further information

## Customer Details

**Name:** Mrs V Clarke

**Email:** [redacted]

**Address:** The Cliff 12 Brighton Road Lancing

## Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I have read and noted all of the objections to my planning application which are listed on your website. It is clear that there is a misguided concensus of opinion formulated in discussion groups and passed to the local press. I also note that several of the complainants are listed more than once thus giving the impression that there is a greater number of objections than is the case. The entire site on which my property stands has been a home to 5 generations of my family since 1939 when it was acquired by my grandparents. It has been maintained at our expense and providing local employment since that time but now requires expenditure of several tens of thousands of pounds to stop it from falling into dereliction. As a pensioner now living on a fixed income I can no longer continue to pour money into this expensive committment. I have therefore decided to replace it with modern, environmentally efficient housing for myself and others to enjoy. It should be noted that because of its poor

condition and method of construction the property would not be a mortgageable proposition for a buyer and would certainly be demolished if I sold it as it stands. Objector's comments concerning 'greedy developers' are specious and nothing more than ill informed gossip. No developer is involved. I am neither a planner nor an architect and have therefore only sought professional help in making my application. Remarks about 'garden grabbing' are also ill founded. The majority of the site is already developed or used for parking and the small area of flower beds can hardly be called a garden and represent only a very minor part of the whole. The shrub hedging to the front of the property is little more than a display of salt burnt twigs. The 'mature trees' referred to in letters are nothing other than a former hedge which has not been maintained. It has now overgrown to such an extent that it needs very heavy pruning before it destroys the boundary wall with the gardens at Admiral Court. I am surprised by the repetative comments of residents and the landlord of several of the flats at Ariel Court. Perhaps many of them have forgotten,or do not know, that their flats now occupy land which was once a garden nursery supplying plants to several local residents. Their properties are not situated opposite mine and any development would not effect them in many of the ways they suggest. Overlooking? Hardly. Perhaps I should object to their already overlooking my property. Loss of sea view? What about the open space created by the Admiral Court gardens? Arguments concerning road safety should naturally be considered but I and several members of my family and visitors have used a vehicle access to the property without incident for 75 years. It would be more constructive if the appropriate highway authorities controlled traffic speeds more effectively and for cyclists to be aware that they do not have an exclusive 'right of passage' on the pathway. There is a strong local demand for family housing and appropriate sites for development are increasingly difficult to find. My proposal would not only prevent the existing property falling into dereliction and becoming more of an eyesore than it already is but would also enable others to have a new home on the sea front. I believe that my proposal is therefore fully justified and that a consent should be granted. V P Clarke