Dawn Ayres

From: developmentcontrol@adur.gov.uk
Sent: 21 April 2010 18:06
To: developmentcontrol
Subject: PublicAccess for Planning - Application Comments (ADC/0051/10)

PublicAccess for Planning - Application Comments (ADC/0051/10)

"D Byles" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 21/04/2010 18:05:30 from IP [redacted]

Application Summary

Application Number:
ADC/0051/10

Address:
2A Monks Avenue
Lancing
West Sussex
BN15 9DJ

Proposal:
Demolition of existing bungalow and construction of new two-storey building containing 4 flats (3 two-bedroom and 1 one-bedroom) each with private rear gardens and parking space (with formation of second access)

Case Officer:
Peter Barnett

Customer Details

Name:
D Byles

Address:
27 Monks Avenue
Lancing

Postcode:
BN15 9DJ

Email:
[redacted]

Phone Number:
[redacted]

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
I wish to object to the planning application ADC/0051/10 - development of 2a Monks Avenue for the following reasons:

1. Structure of the proposed development The proposed development of this site looks incongruous to the street scene and is out of character with the rest of Monks Avenue. The building its self looks bulky and the site overdeveloped compared to the adjacent properties and visually detrimental. I can not see how this would enhance the local environment, and therefore contrary to Policy AH2.

There are no other purpose built flats in Monks Avenue. The Avenue is mainly single storey bungalows and family homes, making the proposed development also intrusive and alien to the street scene.

2. Highways Safety, Traffic and Parking
The proposed increase in dwellings at 2a and the subsequent potential increase in the number of owner's cars, plus those of their visitors or even their own second cars, means there will be insufficient car parking spaces within the development. These cars would then have to park in Monks Avenue further increasing the already adverse parking conditions, not meeting with Policy AT12

Cars currently entering the busy junction of Monks Avenue from Grinstead Lane commonly have to drive on the right hand side of the road due to parked cars and narrowness of the road, thus the new proposed entrance would further increase the risk for potential accidents.

A car exiting the proposed new entrance would have its visibility impaired not only due to parked cars but to the slight bend in the road at the junction Abbotsway. In addition, if no turning circle is proposed within the development, cars reversing out of the development could potentially be doing so directly into the path of oncoming cars entering from Grinstead Lane, making this an even greater potential accident hot spot.

I also note that the WSCC have questioned the need for an additional entrance, and the need for to ensure space for cars to turn inside of the development.

3.Flooding
Parts of Monks Avenue which include the corner of Grinstead Lane are already prone to flooding the increased density of the development could further exacerbate this problem and leave the proposed development and the road open to even more serious flooding in the future.

I note that the EA have now objected under Policy AP3 and PPS25 stating that to comply the building would require any habitable rooms to be raised by 1 metre to avoid flood issues. To accommodate this I believe that roof height would need to be increased making the building's ridge height in excess of any other properties in Monks Avenue or Grinstead Lane.

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