Dawn Ayres

From: developmentcontrol@adur.gov.uk
Sent: 21 April 2010 18:01
To: developmentcontrol
Subject: PublicAccess for Planning - Application Comments (ADC/0051/10)

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

"Mr. K.L. Shakes" 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 18:01:06 fro[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:
Mr. K.L. Shakes

Address:
29, Monks Avenue,
Lancing,
West Sussex

Postcode:
BN15 9D

Email:
[redacted]

Phone Number:
[redacted]

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
Highways Safety, Traffic and parking
The proposed increase in dwellings and the potential number of owner cars, plus those of their visitors and even second cars, means there will be insufficient car parking spaces within the development. These cars would have to park in Monks Avenue further increasing the already adverse parking conditions.
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, thus the new proposed entrance would increase further the risk for potential accidents. A car

exiting the proposed development would have its visibility impaired due not only to parked cars but to the slight bend in the road at the junction of neighbouring road. If not turning is proposed within the development, cars reversing out will be potentially into the path of cars entering from Grinstead Lane, making this an even greater potential accident hot spot.
Structure of the proposed Development.
The proposed over development of this site looks incongruous to the street scene, out of character with the rest of Monks Avenue and visually detrimental to the neighbourhood. 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.
FLOODING
Parts of Monks Avenue including the corner with Grinstead Lane are already prone to flooding, the increase in density of the development would only further this problem and leave the proposed development potentially open to flooding.

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