From: planning@adur-worthing.gov.uk
Sent: 29 November 2022 11:03
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1774/22

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/11/2022 11:02 AM from Ms Daniela Gargiulo.

Application Summary

Address:	15 Larkfield Close Lancing West Sussex BN15 8DP
Proposal:	Proposed 2no. bedroom attached house to North elevation
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Ms Daniela Gargiulo
Address:	18 Larkfield Close, Lancing, West Sussex BN15 8DP

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	We object to the proposed planning application at 15 Larkfield Close. Inconsistencies and errors in the Planning Proposal documents suggest that this is a hastily put-together, ill-considered application devised to maximise revenue on the site by demolishing an existing good quality house and garden, and build two houses in its place, concreting over green space, increasing flood risk, attracting further cars to the close, putting pressure on the already troubled sewage system, impacting on communal spaces, and spoiling the aesthetics and visual appeal of the Close. We object on grounds of 1. Flood Risk

2. Vehicle Parking
3. Aesthetics and Wellbeing
4. Inconsistencies in Planning Application and Planning Statement

Our objections in detail are as follows:

1. Flood Risk
The planning application's Flood Risk Assessment document states: "The site is potentially susceptible to groundwater flooding" and "It is our opinion that a medium risk of groundwater flooding will impact on neighbouring properties and the Close."
Larkfield Close is in an area already beset by sewage disposal problems with existing strain on the sewage pipes in the area resulting in Southern Water carrying out continuous emergency repair work to the pipes at Freshbrook Road Sewage Works (behind Larkfield Close garages) since October 2022 to the present day, with no confirmed end date.

The Application for Planning Permission states that surface water will be disposed of via the main sewer, but this is already over capacity serving the existing homes in the area (evidenced by Southern Water's ongoing emergency repair work). This document also states that it has not considered how 'foul sewage' will be disposed of, and does not know how the new house will be connected to the local sewer.

The application proposes providing off-street parking for 2 vehicles with the remaining area of the front garden to be paved over. Concreting the ground to create extra parking spaces and building on and paving over the garden will increase water run off when it rains which will contribute to warming the environment. Paving over the garden areas also negatively impacts wildlife and bio-diversity causing environmental damage.
We conclude that the planning application has been put together without due consideration to flood risk, without regard to the existing problems with sewage removal in this area, and without care and concern for the environment, which not only negatively impacts the neighbourhood in Larkfield Close but also affects the entire South Lancing area.

2. Vehicle Parking
The findings of your Parking Capacity Survey claims there were no more than 7 vehicles parked in the Close at any one time during the survey - this is unrepresentative of a usual day of parking in Larkfield Close. We have conducted our own parking survey with the following findings:

Parking Survey carried out 28 November 2022
10.22am: 14 vehicles are parked.
2.45pm: 17 vehicles are parked.

With most houses in the Close having one or two cars each, the twice daily school-run cars parking, delivery vans, workers with service vehicles, plus visitors to Larkfield Park and homes, parking in Larkfield Close is already at capacity and cannot sustain more car parking here; nor should creation of further parking spaces and use of cars be encouraged in an area with excellent public transport connections. A local estate agent is investing in enhancing the play area in Larkfield Park which should result in more children walking along the Close to use the park. Creating more parking space (as proposed) encourages driving in the Close and will make Larkfield Close less safe for children and pedestrians.

3. Aesthetics and Wellbeing
Larkfield Close is an aesthetically well designed 1968 estate built to high standards, with ample living space, well proportioned outside space, and consideration to the local environment. The terraces are designed to have breathing spaces with some of the houses set back further from the others.
The outside space afforded by our front and back gardens, and landscaping at the end of the terraces has been carefully planned to create a healthy and harmonious environment for family living.
The Planning Statement (6.1.6.) says "The proposal is for the demolition and replacement of the building, rather than conversion". It is our opinion that to demolish a well-designed,

soundly built 1960s home and garden - and build two new-build houses with car parking in its place - is a crass, commercial decision and an act of vandalism that will spoil the harmony of the estate. It also sets a precedent for all home owners to build houses in our gardens in the future, which the local environment (and sewage system) cannot sustain.

The Planning Statement (6.3.2.) claims, "the proposed dwellings would not appear out of context with the various style of properties along Larkfield Road". We dispute this when the very act of demolishing a well designed, well proportioned family house and garden to build two smaller dwellings in its place is off-keel with the 1960s design of Larkfield Close. Further, the application does not seem to realise this is a Close, not a 'Road' and that the properties In Larkfield Close are not in 'various style' but all in a unified design of build. This displays a lack of knowledge and attention to detail which suggests that the proposed new build will not match the quality and design of the existing house, or neighbouring houses.

4. Inconsistencies in Planning Application and Planning Statement
There are inconsistencies in the Planning Statement and Application for Planning Permission, making it unclear whether the proposal is for one house, two houses, a single dwelling house, or two 3 bedroom family homes, or whether any parking spaces will be added or removed! The documents read as follows:

Planning Statement states:
7.1. The application seeks full planning permission for the development of 1 single dwelling house".
6.3.1. "Given the site context and location, it was deemed appropriate to propose only two single dwelling houses on site"
6.2.3. "the proposal allows the new dwelling houses to have three bedrooms"

Application for Planning Permission states:
Proposed - Market Housing: 1 two bedroom
Bedroom total: 1 bedroom
Vehicle Parking - Will the proposed development add/remove any parking spaces?: "No".
Site Visit - Can the site be seen from a public road, public footpath, bridleway or other public land?: "No".

There are too many discrepancies in the Planning Documents, leaving the application open to 'interpretation' which could result in any number of variations in type or types of property being built if this application is approved. Application documents should be consistent, exacting and correct in all details.

Kind regards