From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 23 November 2024 17:26:46 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1207/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/11/2024 5:26 PM from Mr Dominic Sunderland.

Application Summary

Address:	Victoria Lodge 48 - 50 Shakespeare Road Worthing West Sussex BN11 4AS
Proposal:	Retention of attached garden room to rear to be used as staff room/ therapy room
Case Officer:	Jackie Fox

Click for further information

Customer Details

Name:	Mr Dominic Sunderland
Address:	Flat 2, 44A Shakespeare Road, Worthing, West Sussex BN11 4AS

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear A&WC, See below for my reasons as to why I am not in favour of this development. Design, Appearance, Materials, Character:

The development's plastic, felt, and timber materials used in the development clash greatly with the wider property and the original Edwardian garden dividing wall.
Worthing's Local Plan sets out that "all new development ... should be of a high architectural and design quality" (DM5 (a) (i)). It continues to say that "extensions and alterations to residential properties or ancillary development such as new freestanding buildings and garages should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area" (5.66).
I argue that this development's materials (timber, plastic and felt) contradict both of these visions.

Roofs of a different height:
The development's design is not in keeping with the wider property. I draw attention in particular to the crudely differing roof heights and angles.
I therefore feel that this development works against the vision for good design laid out in Worthing's Local Plan DM5 5.59.
The development also contradicts multiple aspects of best practice outlined in A&WC's adopted Extending or altering your home SPG (1998), namely: "in order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape."

Lighting:
I am deeply concerned by the applicant's submission that all lighting relating to this project is "to be determined".
I refer the case officer to 5.64 of Worthing's Local Plan regarding lighting - "it is important to ensure that light shines on its 'target' and does not waste energy or contribute to 'skyglow', which detracts from the night sky's natural state and is a form of visual pollution." And DM5 (a) (x) which sets out that developments must "ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution".
Please ensure that the applicant specifies all lighting that will relate to this development before approval, so that it may be properly assessed against this criteria.

Effect on trees:
The application document claims that the tree on the development site "hasn't been touched". This isn't exactly true. The magnolia tree in question was reduced in size by 50% last year following an application for consent under the Tree Preservation Order relating to the Shakespeare Road Conservation Area. With this in mind, the Root Protection Area of the tree is larger than the present extent of the crown. I encourage Adur & Worthing Council to investigate the likelihood to which this development is built over the true Root Protection Area to prevent further compaction of the root system and subsequent damage to the tree.

Effect on conservation area:
The development is not in keeping with the Shakespeare Road Conservation Area. The Shakespeare Road Conservation Area character appraisal describes it as an area where "brick predominates" and roofs are constructed with "red clay tile and grey slate". The timber, plastic and felt materials used in this project degrade the special qualities of the conservation area.

To summarise, I am not against a care home expanding the area that they may need to deliver a quality service to their residents. However, this development is poorly executed, with little consideration given to its impact on local character and A&WC's vision for the town as set out in their Local Plan.

I encourage the applicant to visit their colleagues at Avon House Care Home 40-42 Shakespeare Road to see a well-executed example of a rear extension, in-keeping with local character appraisal as inspiration.

I urge A&WC to not permit this development's retrospective planning permission.

Thanks all,
Dominic Sunderland

Kind regards