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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/M3835/W/24/3337865

DETAILS OF THE CASE

Appeal Reference	APP/M3835/W/24/3337865
Appeal By	PEPPERCORN INVESTMENTS LTD
Site Address	Chatsmore House Goring Street Worthing West Sussex BN12 5AH

SENDER DETAILS

Name	MR ROD BEUZEVAL
Address	134 Goring Way Goring-By-Sea WORTHING BN12 5BS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I would like to express my complete objection to the proposed work on Chatsmore House.

Having reviewed the original application documents and subsequent appeal, there are some factual inaccuracies in these documents which I would like to bring to the attention of the Planning Inspectorate, in addition to our concerns.

Inaccuracy (and concern) – Privacy:
One of these inaccuracies is that existing tree cover protects the view over neighbouring properties ('extensive foliage from trees'). This is absolutely not the case. Currently the building nearest Goring Way has zero tree cover and the flat windows can be seen clearly from neighbouring gardens. At the moment, this does not have a large impact because due to the height of the building and angle of view, we are able to avoid being overlooked if we are sitting down.
If an additional two stories were added, our privacy would be removed as there would be no tree cover and any existing barriers to the view would be rendered redundant. The tree cover that we do have is mainly deciduous, so there is no cover during the autumn and winter months. An additional two stories will also mean that the morning sun will have to rise past additional building height. This proposal has a direct and significant adverse impact to our privacy.

The application also states that a 'full sedum green roof on the existing garages' will be implemented. Unfortunately, to do this the Walnut Tree in no. 132 would have to be cut back to achieve this and further impact privacy as the branches overhang the existing garages.

Inaccuracy – Appeal assessment:
Another inaccuracy in the appeal documents is that the application can be assessed solely from public roads. This is not the case. For the true impact to be seen I would invite the Planning Inspectorate to see the impact to myself and others in the road from our gardens.

Concern – Impact to neighbourhood look and feel:
The original application (The Design and Access Statement) referenced the block of flats (Highdown View) which have been built along Goring Street and the site of the Horton Buildings which is being redeveloped. The application states that the Chatsmore House proposal would be of a similar building style (i.e. the use of cladding etc), however, what it neglects to say is that both Highdown View and the redeveloped Horton Buildings cannot be seen from the highway. Both referenced developments are by the train station and are shielded from view by the railway bridge. This is not the case for the proposed work. In the local area (and indeed extended local area), everything visible from street level is no more than two stories, with the exception being Chatsmore House at 3 stories – it is already the largest building visible from the main road. To make this a 5-story building would ruin the look and feel of the local neighbourhood, it would be completely out of place and not in keeping with any of the visible structures.

Concern – Purpose and parking:
I do not believe that the plans warrant approval, simply because they are inherently flawed in their purpose.

In the application documentation reference is made to Adur and Worthing Councils Housing Delivery Test. The application is therefore alluding to the fact that this proposal will help them achieve their target. I cannot see how the addition of 12 two-bedroom units will significantly benefit this housing test. Indeed, the Council have already provided their opinion of this by refusing the application. There are already significant developments going on in Worthing that will have a far greater impact. The original application also confirms that only an additional 8 car parking spaces will be created (which is not in alignment with West Sussex County Council guidance of 1.3 spaces per 2 bed dwelling). What this means, is that given these are 2 bed flats, the likelihood is that they will appeal to young couples or professionals who will have a desire to have their own vehicle. There will not be enough parking and

as there is already very restricted parking on Goring Street, these cars will naturally spill out onto the main road (Goring Way).

In my view, and from the documentation that I have seen, the only true purpose of this development is to provide financial gain to the applicant at the cost of a local neighbourhood, in which the applicant does not reside.