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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/Y3805/W/24/3337865

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/24/3337865
Appeal By	PEPPERCORN INVESTMENTS LTD
Site Address	Chatsmore House Goring Street Worthing West Sussex BN12 5AH

SENDER DETAILS

Name	MR JOHN FLORY
Address	Flat 9, Chatsmore House, Goring Street Goring-by-sea Worthing Worthing West Sussex BN12 5AH

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 wish to object strongly to this application

I would however make the following comment before I make my representations:
A few weeks before this applicationan application for lifts to be installed and 16 further parking spaces at this site was rejected by the Council. This application was clearly a preparation for this second application. I am at a loss to see how r approval to this second application if the extra car parking spaces and the lifts have been rejected. I am a resident of the second floor and have no problem accessing my flat but if two further stories are installed with no lift it will not be viable for residents of the two new floors to have reasonable access.

My representations

Planning Policies
I am not in a position to make comment on the Council's planning policies
Previous Decisions
I refer you to the previous decision referred to above
Highway safety, traffic and parking
I have read the comments made by the County Council's Highways and can only say that they are not in touch with the problems of traffic and parking. Goring Street already has a development of flats being built by McCarthy and Stone, a reasonable development on a former brown field site. This development will result in considerably more traffic in the road which is already congested especially when the children of St Oscar Polero school are coming to school in the morning and leaving in the afternoon. The parking in the street is also full up due to commuters using Goring-by-Sea Station. These cars are parked there all day and spill over on to the southern part of Goring Street south of Goring Way. This new development would result in further traffic congesting on the already over used road. Further traffic congestion must also have an effect on the safety of pedestrians on the street many of whom are older retired people. I cannot stress the importance of this enough.
Where are the contractors going to put their vehicles during construction as the present residents must have priority on parking and that can be difficult at times with some of us having to park in the road. The contractors are likely to have vehicles coming and going all day.
There are garages but these are not large. I have a VW Golf and that is about the largest size car that can be fitted in. It is a five door hatch but if it was a three door hatch the doors would be larger and therefore the garage would be too small due to the doors not being able to open.

Noise, disturbance, traffic and smells
The construction of these two extra storeys will, by nature of the work required, cause a huge amount of noise and disturbance to the residents during the construction with drilling and contractors working on site for many hours per day. There will be a necessity for scaffolding to be constructed on the existing structures which will no doubt be there for several months blocking the light to residents' flats. There will also be a requirement for at least one large crane to be installed during construction in order to lift heavy materials on to the higher levels.
Two further storeys would also mean the laying of new drains, new water pipes, new gas mains, electricity cables and telecommunication wires which would mean additional excavation of the land and even more disturbance to the residents
Whilst I have no doubt the contractors will try to keep the mess down to a minimum a large amount of dust, soil and general dirt will be present, not to mention the carving up of the grounds.
This proposed development cannot be compared to the McCarthy and Stone one as that was a new build in so much as the existing property which was there was demolished and a new one built from scratch. That development is four floors where this one would result in five floors.

Design, appearance, materials and character
Goring Way and Goring Street are a well established area and the existing flats do not have a significant effect on the aesthetics of the area but the construction of two further storeys will change

this considerably and would not be in keeping.
Overlooking, loss of privacy and light
The existing flats are low enough that they do not impinge on the privacy or the light to the back gardens of the adjacent properties on the north side of Goring Way. Two further storeys would not only affect the light of some of these properties but they would also have views into the gardens thus affecting their privacy.
Effect on Trees
Chatsmore House has several sycamore trees in its grounds and I cannot help but be concerned about their welfare. Are these trees protected?
Effect on Listed Buildings and Conservation Areas
I am unable to comment on this other than to ask if the sycamore trees are protected.