From: planning@adur-worthing.gov.uk
Sent: 17 July 2022 11:45
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1108/22

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 17/07/2022 11:44 AM from Mr Richard Hudson.

Application Summary

Address:	26 Buckingham Avenue Shoreham-by-sea West Sussex BN43 5GL
Proposal:	Detached 2no. bedroom bungalow with access off The Avenue
Case Officer:	Gary Peck

Click for further information

Customer Details

Name:	Mr Richard Hudson
Address:	35 The Avenue, Shoreham-By-Sea, West Sussex BN43 5GJ

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	35 The Avenue Shoreham W Sussex BN43 5GJ 17th July 2022 Dear Sirs, 26 Buckingham Avenue Ref: AWDM/1108/22

Further to your letter of the 6th July we wish to register our joint objection to the above proposed development for the following reasons relating to the current adopted planning policy ADUR LOCAL PLAN 2017 and September 2020 West Sussex County Council: Guidance on Parking at New Developments.

The proposed development should be tested against ADUR LOCAL PLAN 2017 Policy 15
Policy 15: Quality of the Built Environment and Public Realm
Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

The Avenue is a road developed piecemeal during the twentieth century of an arcadian character. Typically comprising single and two storey dwellings on generous plots set well back from the road providing good off street parking. Architectural styles vary but generally comprise of brick/render built elevations with average to steeply pitched tiled roofs. Detailed designs vary in character but generally contribute to an appropriate domestic environment as recognised in the adopted plan.

Contrary to all other dwellings the proposed bungalow has virtually no front garden space between it and the road margin. It is located well forward of any notional building line generated along the south side of the Avenue placing the whole building within the open area of the road but specifically forward of a line taken between the rear corner (not conservatory) of 26 Buckingham Avenue and 10 The Avenue. No other dwelling in the road occupies this space thus the proposal would compromise the layout and context of the existing road and fails to comply with adopted policy for 'the prevailing character of the area, in terms of ... context, massing, siting, layout'.

The appearance of the proposal with a 17.5 degree pitch roof bears no relationship to the character of the road and its prominence would be detrimental to it. The utilitarian, minimal design treatment of the bungalow elevations detracts rather than contributes to the character of the area. thus the proposal fails in relation to 'proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping'.

Car Parking provision.
The proposed development should be tested against the adopted parking standards policy by W Sussex County Council September 2020: Guidance on Parking at New Developments.

The proposal is located in Shoreham St Nicolas Ward Zone 3.
The proposal is tested against Paragraph 5.2 Table 2 PBZ3

The proposal removes a garage and parking hard standing for No 26 located with access off The Avenue. This removes onsite parking for this house (No26) currently amounting circa 2.5 vehicles (two spaces + 0.5 for garage) and creating new on street parking pressure from this existing house. A PBZ3 rating for a three bedroom dwelling in Zone 3 currently requires a 1.8 space provision.

The proposal indicates no on site parking provision and the D&A Statement implies that if parking is required there is adequate on street availability. A PBZ3 rating for a two bedroom dwelling in Zone 3 currently requires a 1.3 space provision.

It is therefore submitted that the proposal falls short of policy requirements by 1.8 + 1.3 > 3 car parking spaces for the two dwellings affected.

Generally The Avenue between Buckingham Avenue and Downsway is characterised by heavy on street parking use throughout the week. Overspill casual parking from residents of Buckingham Avenue regularly occurs for valid reasons of congestion in that road. Such is the density vehicles traveling each way along The Avenue they have to give way to each other as only a single lane on the south, traveling west side is available for movement. Additionally emergency vehicle movement is compromised by this congestion. Further, the road has recently experienced longterm parking of a motorhome apparently using it as permanent

storage putting further pressure on car parking provision.

Extra on street parking amounting to three cars+, (three spaces + as per the adopted policy), as would be generated by the proposal for the two dwellings affected would be contrary to the adopted policy.

For the above reasons we wish to register our strong objection to this development.

Yours faithfully

Mr R & Mrs A Hudson
35 The Avenue

Kind regards