Debbie Johnson

From: Rachel Bacon [redacted]
Sent: 28 January 2013 10:01
To: Planning
Subject: Planning Application Royal Coach, Brighton Road, Shoreham by Sea

To Hannah Barker,

Further to our conversation I am writing with regard to the planning application that has been submitted for the Royal Coach. I have lived in a neighbouring property to the Royal Coach for over 10 years. I am pleased to hear that the pub is being refurbished and will re-open but have concerns over parts of the application.

I am writing to object to the proposals that have been made regarding the children's playground and outdoor seating. At present the car park at the side of the pub separates the residential houses from the very small area of outdoor seating which is right beside the pub. The new proposal includes creating a large area of outdoor seating across the current car park much closer to the neighbouring properties. This change of use of the car park does in my view totally change the nature of the pub and the impact it will have on us the neighbours. There will be a clear impact in terms of loss of privacy and noise.

I am also very unhappy about the proposal to locate the children's play equipment right on the boundary wall next to the residential properties. I believe that the impact of noise from this will be unacceptable. The report provided by the applicant which assesses the impact of noise talks in terms of 'two children' which in my view totally underestimates the likely use. The height proposed for the climbing frame is also far too high and would clearly have a real bearing on my privacy both in my house and garden.

Further to the above I believe that there is a significant risk that under this proposed design the staff at the pub will be unable to have sufficient knowledge or control of either the additional seating or climbing frame if they are located so far from the the building. The size of the seating area together with the distance from the bar would make enforcing rules such as under age drinking or a closing time for the outdoor area virtually impossible to enforce making disruption and problems for us the neighbours much more likely. I appreciate that these matters are not directly controlled by planning but the changes proposed do not fall under 'existing use' and therefore I do believe that the planning officer has every right to take these difficulties into account when deciding on the application.

In terms of the location of the play equipment I would also suggest that placing it in an spot so far away from the pub will increase the likelihood that young people will start using it as a gathering spot out of hours increasing anti social behaviour and nuisance which would become a problem for all of us in the area including the Royal coach.

Overall I am disappointed that this planning application appears to place no importance on the impact of the outdoor proposals on the neighbours to the Royal Coach. I am hopeful that planning services will help local residents, who do not object to the presence of a pub, but do not want to suffer from noise and lack of privacy due to a lack of thought in these plans.

Please let me know if there is anything further that I can do in order to ensure that my concerns

are addressed prior to the grant of any permissions.

Regards Rachel Bacon
13 Fishermans Walk.