44 Slonk Hill Road
SHOREHAM-BY-SEA
West Sussex
BN43 6HY

Planning Department
Adur & Worthing Councils
Portland House
44 Richmond Road
WORTHING
West Sussex
BN11 1HS

For the attention of Rebekah Smith

5 August 2016

Dear Ms Smith

YOUR REF: AWDM/1164/16

With reference to our meeting arranged for 5 September, we wish to object strongly to the proposed development, prior to your visit. Regarding the habitable dwelling – This sets a dangerous precedent in the road. The original planning permission granted in Oct 2015, makes provision for 3 bedrooms which is an already generous habitable area, therefore the proposal for a 4th detached sleeping area is not in keeping with the area and amounts to gross over development.

The new proposed habitable dwelling is a complete change of use and increases the square footage of habitable space. We feel that the one bedroom displayed on planning application plans (AWDM/1164/16) is an inaccurate portrayal of the living space which has been developed as previous planning granted, (application number AWDM/1305/15 & AWDM/1304/15) has allocated space for 3 bedrooms, where previously there was a small 2 bedroom bungalow which was in keeping with the area.

The current garage at No 42, which we believe to be on or over our land, had limited impact on us prior to this application, however we have not challenged this over the years yet the new application will have a real impact on our standard of living. The proposed redevelopment of the garage would create noise, and be a nuisance in terms of the fact our bedroom is located at the back of the house and this new proposed habitable dwelling is too close a proximity and we would lose privacy. Also the access to our kitchen would be blocked by their vehicles as they would now lose garage space. This would create real disturbance to us as we are in our 70's we will need to use the only step free access we have to our property, which is where this is situated.

We do not believe we were notified of the rear extension, as we would have objected.
We were notified of front extension and to be good neighbours we did not object to the plans, however we did not realise the extent of both applications together as we now believe this to be over development even before the new proposals.

In summary, we feel 42 Slonk Hill Road has already been subject to extensive development in the last year with significant extensions at both the front and the back of the property. The proposed extension to the garage, now amounts to an unwelcome over-development of the site resulting in an unacceptable reduction in green space and a dangerous precedent for the area if allowed to go ahead.

We look forward to meeting you to discuss the matter further.

Yours sincerely

Mr & Mrs J Cager