Comments for Planning Application AWDM/1604/16

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 13 November 2016 at 19:35
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:37 PM on 13 Nov 2016 from Mr Stephen Roe.

Application Summary

Address: 2 Swallows Close Lancing West Sussex BN15 8LS

Proposal: 2 no. 4 bedroom detached chalet style dwellings each with single garage to replace previously demolished dwelling

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Stephen Roe

Email: [redacted]

Address: 5 Swallows Close, Lancing, West Sussex BN15 8LS

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Overdevelopment

Comments: This site was sold with outline planning permission for a chalet style single dwelling only, with comments in the planning approval that two dwellings should not be considered, partly on flood risk and access grounds.

There is very restricted access (aprox 9ft wide) to this site and if 2 properties were allowed then there is a strong possibility of approximately 6 owners vehicles plus visitors vehicles having to use this tight access and also the private road of Swallows Close. There are already approximately 16 owners vehicles using this private road plus various visitors, delivery vehicles and maintenance vans.

Please note: I have been informed that the site of number 2 swallows close is actually shown as two separate plots on the original land registry. The strip of land on the eastern side approximately 9-12 ft wide is a public right of way and cannot be built on.

The eastern building shown on the drawing is shown as being 1.4 metres from the boundary with number 3 which means that it would be on the public right of way.

The plans also show three windows in the eastern house which is overlooking eastwards directly over the property and garden of number 3, only 1.4 metres from the boundary. As there is comment about raising the ground level by 600mm for flood risk, this will be too close and too high.

The original outline planning permission allowed for a chalet style dwelling only no more than 8.1meters high, to be in keeping with the surrounding properties in Swallows Close.

The proposed properties are 2 two storey houses (not chalet style), which are too high and too large for this site with limited access and not in keeping with the surrounding properties. This would be overdevelopment of the site in an already restricted space.

I feel this is another property developer trying to get maximum profit from a plot of land without actually living there with the consequences afterwards.