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Planning Services
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Richmond Road
Worthing
BN11 1LF

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 28 APR 2011
On Comp ✓ | In Report (D/C)
Addm | Post Addm.

Mr & Mrs Sexton
33 Upper Brighton Road
Worthing
West Sussex
BN14 9HY

Tel [redacted]

27th April 2011

Re: Planning Application WB/11/0207/FULL

Dear Ms O'Keefe,

We would like to make representation about the above planning application.

The proposed development on Upper Brighton would be in an area the Council describe as having "detached family houses set in an outer, low density, residential suburb". Therefore the Council, quite rightly, rejected the previous proposal to convert the existing property into flats, but granted planning permission to develop the property in to a family house.

Why then are we looking at a proposal that goes completely against what the Council and residents believe is right for the area?

The developer states that this development will create three, three bedroom houses. However the plans show that the 'study' is upstairs with the bedrooms and available bathroom facilities thus enabling the seller to market the properties as four bedroom houses.

These properties would have small gardens. The west proposed house has large beautiful trees covered by TPO's which further restricts the garden (this is not a problem at the present as the garden is three times the size). The proposed centre house has no access to the garden except through the house and the proposed east house is so small it has to make do with a side door. These properties will therefore not be in keeping with the area as described by the Council.

Then there is matter of the parking. The space allotted for car parking space No. 5 is insufficient, so in fact there will only be 5 usable parking spaces available for these 3 x 4 bedroom properties. This will lead to the Rotary Ground Car Park being used as an overflow, thus reducing the available spaces to the regular recreational ground users. Please note the likely safety issues that would arise when a full car park forces parents to drop their children off on the busy A27 on match days.

When making their decision the Council should consider that Worthing needs a variety of residential areas. Affordable housing should be provided in areas that have good transport links (Upper Brighton Road has no bus route and the railway station is too far away for many people to get there on foot). Worthing needs to continue to provide lower density housing areas. We can only encourage new businesses into this area if we have housing for all financial budgets and requirements.

The proposed development will set a precedent that will see the end of this low density area as it begins to be replaced by small inappropriate and unattractive developments which are not wanted by the current residents in this area and not suitable for those that may be looking for this type of affordable property.

Yours Sincerely,

[redacted]

[redacted]

Mr & Mrs Sexton