Gmail

Planning - <planning@adur-worthing.gov.uk>

Re: Amended plans for AWDM/0314/24

1 message

Sharon Belton [redacted] 12 May 2024 at 21:58
To: Planning - <planning@adur-worthing.gov.uk>
[redacted]

Dear Amanda

I am writing with reference to your letter which I received on Friday 9th May, thank you for forwarding on the amendments. We have reviewed the revised plans and respect the minor changes made, most of which are aesthetic and do not address the objections that were raised previously. In addition to our previous objections (see below) we also have additional concerns regarding acoustic noise levels between the two lofts (as we are an attached property) and how this would carry into our day to day living/sleeping areas. In addition the proposed development into the loft is extensive and there is a risk of structural property to our property.

For ease I have captured the remaining objections under planning themes.

1. Planning Policies/ Over development

1.1 The rationale for the planning application is to accommodate their son moving into the property. If this is the case then my understanding of the Worthing Local Plan 2020 - 2036 section 5.67 is that 'such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities must not assume a detached or independent identity by design or sub-division or the curtilage of the main dwelling'. The design and scale of the loft conversation assumes an independent identity of a two-bedroom flat. In fact, with the simple addition of an adjacent front door, to the proposed front door the property could easily be converted into two self-contained flats.

In the planning application Mr Stuart Plater (the applicant has indicated that he is the sole owner of all the land to which the application relates and has been the applicant for more than 21 days. This is incorrect, as per the title deeds for 1 Greyfriars Close Mr Alan & Mrs Kathleen Mitchell own the property title dees (title number WSX21548) since 04.08.2006

2. Highway safety traffic & Parking

A proposed increase in occupancy from 2 to 4 will impact the parking in the close, on occasion when they visit it does impact the parking in the close. Greyfriars Close is accessed from Rotate Road, the junction being located on a sharp bend in Rogate Road. The roadway in Greyfriars Close is a relatively narrow carriageway but does afford access for up to two passing vehicles. Parking for tradesmen and visitors to the Close can be an issue as it restricts the flow of two-way traffic and any parking in the road is limited due to access to the various property driveways. Residents who live in Rogate Road often use the entrance the road in Greyfriars Close as on overspill parking area. The driveway entrance for number 1 Greyfriars Close is located on the junction and due to the single driveway on the property it restricts manoeuvrability of more than one vehicle. Which results in visitors and residents frequently leaving vehicles parked in the roadway. Increasing the scale of the property and thereby the number of occupants will inevitably result in an increase in both resident traffic and visiting traffic to the property exacerbating the existing highway access and parking issues.

3. Noise, Disturbance

Greyfriars Close is a quite close with many elderly retired residents. There is a concern on noise levels attached to No 1 Greyfriars Close due to increased occupancy and a younger age profile.

Furthermore on the proposed plans one of the rooms is still earmarked as an office, there is concern on footfall and disturbance during the day should the property be used to conduct a trade.

The proposal is to all intents and purposes a flat in the loft, as such any noise from music, television is likely to transfer through the joists to our property.

4. Design, appearance, materials character

The revised plans state that the gable is to be 'tile hanging'. It is understood from a conversation with the applicant that the intention is to use grey slate tiles on the roof which is not in keeping with any of the roofs in Greyfrars Close and we object to this proposed change to roof colour.

[redacted]

5. Overlooking, loss of privacy and light.

This still remains a significant concern despite the amendments. Our bedroom, which is at the rear of the property (north facing)will be significantly compromised in terms of natural light. The outside seating area by our bedroom will also lose considerable natural light and overshadowed by the proposed development. Photographs have already been submitted and can be further forwarded if required.

Furthermore our garden will be directly overlooked, [redacted] We will no longer be able to do this with if the proposed development is approved [redacted]

6. Overdevelopment

Greyfriars Close is made up of 19 single-level dwelling bungalows, mainly detached or linked detached and 6 semi-detached. There is a real concern that if the proposal to extend no 1 to accommodate a flat in the loft be approved, this will set a precedent for the remainder of the close which in terms of size and scale is simply not configured to accommodate such overdevelopment.

7. Effect on Property Value

Our concerns with regard impact on property values referenced in our initial objection remain.

I will be forwarding copies of my objection to our local ward Councillor, could you kindly confirm if you are able to provide a copy of our objections online via Public Access or do you wish us to do so.

kind regards

Mr & Mrs Michael Belton
2 Greyfriars Close,

> On 9 May 2024, at 10:48, planning@adur-worthing.gov.uk wrote:
>
> Please find attached a letter advising that
> amended plans and/or the
> description has changed
> for application
> AWDM/0314/24.
>
> Regards,
>
> Amanda Haslett
>
> <ufm4_Amended_Neighbour_Notification_14.rtf>