Comments for Planning Application AWDM/1391/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 15 September 2020 at 19:30
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:30 PM on 15 Sep 2020 from Mr David Elliott.

Application Summary

Address: 22 Downside Shoreham-By-Sea West Sussex BN43 6HG

Proposal: Proposed replacement garage to rear garden (existing garage already removed)

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr David Elliott

Address: 1 Tottington Way, Shoreham-By-Sea, West Sussex BN43 6HU

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments: Comments on planning application for a two-story garage 22 Downside.

The application is misleading in the following ways: -
The application states that new vehicular access is not required. However, vehicular access was blocked to the old garage when the property was extended about 5 years ago.
The applicant has made a gate in his fence opening onto Tottington Way that he uses to drive vehicles across the pavement between high fences and hedges onto his back garden, this is neither a safe nor an approved method of vehicular access.
The block plan does not show that the property was extended about 5 years ago, blocking access to the old garage from Downside.

I object to this application because: -
The proposed large building looks like and is the size of a two-story house. It is outside of the building line and has a high roof line compared to the single-story bungalows in Tottington Way where it would be located and it is very close to the boundary.
Accessing the garage would involve driving over the pavement, without a dropped curb, close to junction of two footpaths where visibility would be severely restricted by hedges and fences.

Since the application has stated that no new vehicular access is required and as no approved access exists this building could not be used as a garage. Therefore, there is the possibility it may be used for other purposes such as a habitable dwelling in the future.
If this application was approved it would set a precedent for a similar development to the rear of 28 Downside on the other side of Tottington Way.