

RE: LW/22/0833

118 RODERICK AVENUE, PEACEHAVEN, BN10 8BS

REVISED OBJECTION (24/01/23) BY:

- (1) 116 Roderick Avenue, Peacehaven, BN10 8BS – MR AND MRS C PURCHASE
- (2) 120 Roderick Avenue, Peacehaven, BN10 8BS – MR AND MRS HOLLINGWORTH
- (3) 125 Cavell Avenue, Peacehaven, BN10 7QQ – MR AND MRS R BELL
- (4) 125A Cavell Avenue, Peacehaven, BN10 7QQ – MR W BAYLEY & MS F YORK
- (5) 127 Cavell Avenue, Peacehaven, BN10 7QQ – MR AND MRS P WELLS

Basis of objection:-

Loss of Light
Noise and Disturbance
Out of Character
Over-development
Overbearing building/structure
Overlooking, loss of privacy
Overshadowing
Parking issues

The above residents would respectfully request that this application is not determined under delegated powers but that Parish Council and Planning Committee Meetings are held and the independently appointed members of each committee consider the following and note our strong objection to this planning application.

We would invite all committee members to visit our home and adjoining properties to see the true extent and impact these proposed plans (from bungalow to house) and ramifications this build would have, before further considering this application.

Please note the following policies we have relied upon to support our objections:-

1. **Policy ST2** – Council should seek to secure planning objections.
We would respectfully request that this application goes to the Parish Council and Planning Committee Meeting to determine as the application doubles the size of the property from a bungalow to a house as will tower above all existing properties in the road.
2. **Policy ST3(a)** - Development should respect overall scale, height, massing, alignment site coverage, density, landscaping, character, rhythm and layout of neighbouring building and the local area more generally.
3. **Policy PT03(c)** Planning permission will not be granted for intensification or infilling unless the proposed dwelling is compatible in height, mass and detailing with existing dwelling adjacent
4. **The 45 Degree Rule**
5. **ST3 (c)** – development, including conversion, should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight and visual amenities and smell.
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OBJECTION A

Appendix A – represents front images only but shows that the proposed development will tower above all existing properties by doubling in size from a bungalow to a house and due to the scale, height, massing, intensification, infilling and close proximity of the proposed development to the boundaries and neighbouring properties (particularly 116 and 120 Roderick Avenue) it will cause complete loss of natural daylight and does not therefore comply with policy No's: ST23(a)m PT03(c), 45 Degree Rule, ST3(c).

All properties to the front, back and sides of the proposed development are single storey bungalows and this proposed development (bungalow to house) does not therefore comply with ST3(a) or PT03(c) above.

OBJECTION B

Privacy – North and south facing windows will cause massive overlooking, visual looming when opened and dominance into adjoining properties particularly 116 and 120 Roderick Avenue) including bedrooms, kitchens, bathrooms, hallways (and do not comply with ST3(c & h)).

OBJECTION C

PLEASE REFER TO APPENDIX B

Privacy – WEST FACING WINDOW – will cause massive overlooking, visual looming and dominance into rear and adjoining properties and does not comply with ST3(c & h):-

Affected properties:-

- 116 Roderick Avenue – conservatory/dining area
- 125 Cavell Avenue North – lounge and dining room
- 125a Cavell Avenue North – kitchen and lounge
- 127 Cavell Avenue North – bedrooms one and two

It is know that the owners are running a child minding business from this property and although they have suggested the upstairs space may be used as a bedroom, it could actually end up being used for other purposes and consequently a very busy space, causing complete loss of privacy for all affected properties, as indicated above.

OBJECTION D

Parking issues – this owners of this property are using it to operate a child minding business. If the proposed development is granted this may increase, more vehicles additional parking issues that will obstruct an already busy road.

Appendix A

No loss of light
No missing, over shadowing

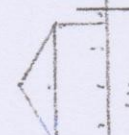


45°



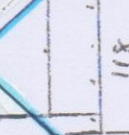
110

(Boundary)



112

(Boundary)



114

(Boundary)



116

(Boundary)



118

(Boundary)



120

(Boundary)

Complete loss of light,
complete over shadowing + missing



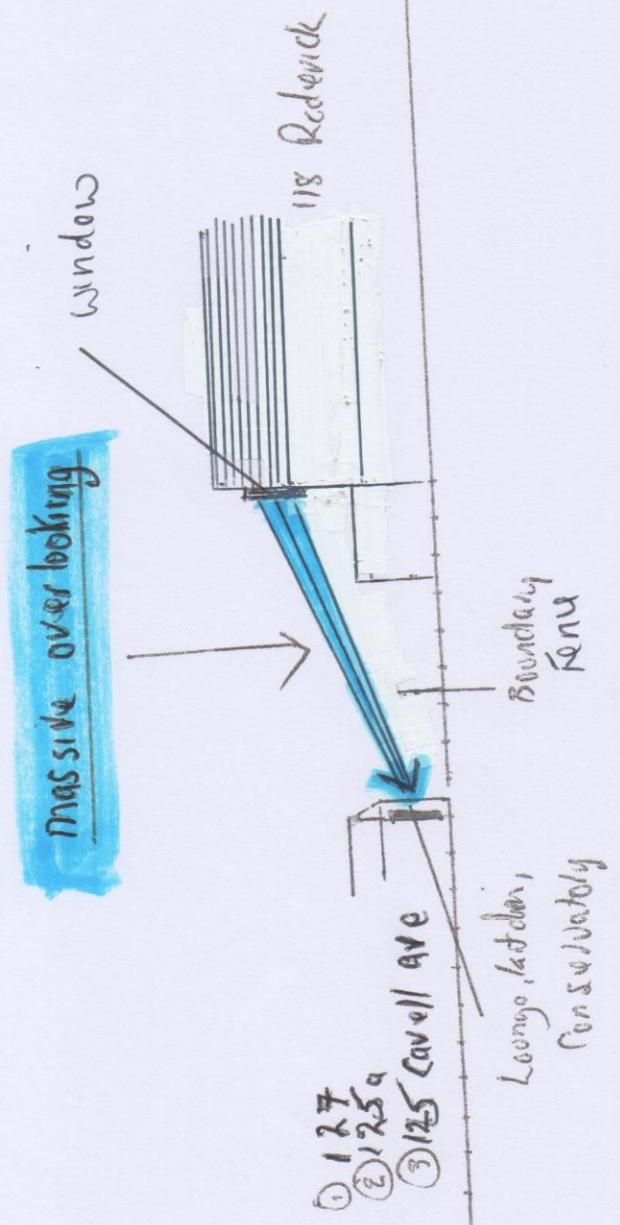
45°



significantly taller
than all other
properties.

scale 1cm = 2m H/W

Appendix B



Scale 5cm = 2meters