Planning application AWDM/0869/26
21 Kings Walk, Shoreham by sea BN43 5LG

Dear Planning Officer

We are writing to formally object to certain areas of the planning application AWDM/0869/26 at 21 Kings Walk, Shoreham By Sea.

We are the residents of No 22 Kings Walk immediately to the east of the application property. We have carefully reviewed the submitted plans and elevations and have significant concerns about the effect of the proposed development on the residential amenity of our home.

1. Our concerns relate principally to

Potential smoke smell and fumes from the sauna.

Loss of sunlight on our back garden.

The increased scale height and massing of the building.

Objection to proposed outdoor sauna – potential smoke emissions and air pollution and smell

We are very concerned that, if the sauna is wood-fired, smoke and emissions from its chimney could drift into our property and garden, particularly given the proximity of the neighbouring development to our boundary. This will affect our health and the enjoyment of our garden and make it unpleasant to open windows and dry washing.

If a wood burning appliance is considered we would ask that the potential impact of smoke and fumes on ours and neighbouring properties are properly considered especially as I Terence Fowles have coronary heart disease and a history of asthma, and Julia Fowles has a lowered immunity suffering from Lymphoma blood cancer. We are particularly concerned about this issue.

We respectfully ask that the potential health and residential amenity implications be considered before the application is determined, and that an electric heating or gas alternative should be used to avoid emissions from wood burning.

Wood smoke contains fine particulate matter (PM2.5), which is associated with adverse cardiovascular and respiratory effects. Exposure to air pollution can aggravate asthma symptoms and may worsen existing heart-related symptoms.

Adur & Worthing Councils confirms that persistent smoke can amount to a statutory nuisance if it substantially interferes with someone's enjoyment of their home or is harmful to health.

THE COUNCILS OWN PUBLISHED GUIDANCE ON WOOD SMOKE AND AIR POLLUTION.

Health effects: Wood smoke can affect people's health, particularly those with respiratory or heart conditions.

- Fine particles (PM2.5): The council's 2025 Air Quality Annual Status Report specifically identifies fine particulate pollution from wood burning as a concern.
- Avoiding unnecessary burning: The same report says the council strongly recommends against burning wood for heating when it is not needed as a primary heat source.
- Smoke nuisance: Regular smoke that prevents someone enjoying their garden or opening windows may amount to a statutory nuisance.
  Adur & Worthing Councils+

Why wood fired sauna is bad for health according to royal college of physicians

The Royal College of Physicians has raised concerns about the health impacts of wood burning, particularly the use of wood-fired saunas. They have provided evidence that wood burning stoves produce hazardous particles, such as fine particulate matter (PM2.5), which can be inhaled deep into the lungs and trigger inflammation. This can lead to serious health issues, including cancer, heart disease, stroke, asthma, and COPD. The college has called for a ban on wood burning stoves due to their significant contribution to air pollution and carbon emissions, which can have serious health implications.

The Royal College of Physicians emphasizes that public health policy should be guided by scientific evidence rather than commercial interests. They believe that reducing avoidable sources of particulate pollution is one of the most effective ways to improve population health. The college's stance is supported by various health professionals and campaigns aimed at raising awareness of the health effects of Wood burning

Why PM2.5 specifically

PM2.5 means particles under 2.5 micrometres. They are small enough to travel deep into the lungs and, in part, into the bloodstream — which is why they are associated with asthma, cardiovascular disease and lung cancer, with emerging evidence linking them to dementia, low birth weight and Type 2 diabetes.

2 **Increased roof height, loss of sunlight**

We are also concerned about the proposed raising of the roof ridge to create accommodation within the roof space.

We are concerned that the height of the building could alter the pattern of shadows falling across our home and rear garden. Especially the effect during the winter months, when the sun is lower inthe sky and daylight hours are shorter. Our rear garden is important to us , as it is where we sit and enjoy the evening sun , We are concerned that the increased height and mass on the proposed building could cause our garden to become shaded earlier and reduce the amount of sunlight we currently enjoy.

We would therefore ask the Planning Officer to carefully assess the impact of the proposed height and roof ridge on the sunlight and daylight received by No 22, including our rear garden at different times of the day and year. We are concerned about the potential effect on the plants and vegetation in our garden, which currently benefit from the available sunlight.

We ask the Planning Officer to consider whether the increased ridge height, roof mass and overall scale of the development would have an unacceptable impact on our outlook, daylight or sense of enclosure.

Thank you for considering my representations.

Yours faithfully



Terence and Julia Fowles

22 Kings Walk
Shoreham By Sea
BN43 5LG