From: **scott stenning**
Date: Tue, 29 Jul 2025 at 11:02
Subject: Objection- AWDM/0881/25
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Dear Planning Case Officer

I am writing to formally object to the above planning application submitted by my neighbour at 319 Upper Shoreham Road which proposes raising the roof ridge height to create a second floor, including the installation of solar panels and movement of external brick work.

As the owner and resident of the neighbouring property at 321 Upper Shoreham Road, I am directly affected by this development and have significant concerns for the following reasons:

1. Loss of Daylight and Overshadowing

The proposed increase in ridge height and overall roof massing would severely impact the natural daylight into three of my principal rooms.
The window on the side of my property would be covered by the Right to Natural Light Prescription Act act of 1832 as it has enjoyed uninterrupted natural light for over 20 years and the proposed increase in ridge height and brickwork would block the natural sun light entering the window by more than 50%.

The local government ombudsman's case 20-012-855 (2020) confirmed refusal where a proposal caused 34% reduction in sky visibility and an 80% reduction in winter sunlight- losses deemed unacceptable by BRE guidance despite no explicit local policy.

2. Overdevelopment of the site

The proposed addition of a full second storey and the vertical extension on the external wall represents overdevelopment of this site, which is out of character with the surrounding properties.
The area primarily comprises detached and semi detached modestly proportioned dwelling, with even spaces between them and this proposed change would create a dominant and bulky structure out of keeping with the scale and rhythm of the street scene.

3. Impact of Amenity and Privacy

The proposed development, by increasing height and mass closer to the boundary line, would result in an overbearing presence next to my property.

4. Detached Separation and Devaluation

My property's detached character is a significant amenity and market attribute. By shifting the external wall towards my boundary this application undermines key

characteristics of separation, openness and right to natural light diminishing property value and neighbouring character.

Conclusion and Request for Refusal

For the reasons outlined- significant daylight loss, overshadowing, overdevelopment, impact of amenity and detached separation, I respectfully request that this application be refused.
Please confirm receipt of this objection and notify me of all responses, decisions, or appeals.

Yours faithfully

Scott Stenning