

From: **Jock Andrew**

Date: Thu, 12 Feb 2026 at 16:52

Subject: Response to neighbour objection from 10 Valley Gardens : AWD/1602/25

To: planning@adur-worthing.gov.uk

To: Rebekah Hincke Planning Application: AWD/1602/25 Address: 26 The Heights, Worthing, BN14 0AJ

Dear Rebekah,

I'm writing to respond to the objection submitted by Robert Paine at 10 Valley Gardens regarding my application. I hope that is ok?

I understand his concerns about the change from a bungalow, but I'd like to provide some actual measurements that show why there won't be any real loss of privacy. We are actually only going up 1 & 1/2 to keep our roof height as low as possible, the house faces the gap between No. 10 and No. 11 and only one window faces No10's general direction. The other 1st floor window will be a study and does not face his property as it looks through a gap between the houses. There are more than adequate trees and shrubery to almost completely hide his property from view already. Over the past year we have worked tirelessly with our Architect to comply with all recommendations from the pre app too. When Mr Paine mentions his garden, its so far away and at a very steep angle and not possible to see into from any angle.

Distance and Survey Results: While Google Maps suggests a distance of about 36m, I've had a laser survey done, which confirms the gap between our back wall and theirs is actually 37.28m. A great deal further than most.

This is nearly double the 21m usually required for privacy. Even for a 3-storey impact, which usually needs 28m, we are still 10 meters beyond that.

Trees and Screening: To be proactive, I actually planted four 8-foot laurel trees along the back boundary this summer. They are next to established 12foot hedegs and will soon form a full barrier.

These are already tall enough to block the line of sight between the houses, so this new greenery is already screening the "intrusive views" mentioned in the objection.

Land Levels: It's also worth noting the steep difference in ground levels. Because No. 10 is built so much lower down, the angle from a first-floor window makes it almost impossible to look into their rooms or garden.

Garden Space: My garden is 23.7m long. With that much space plus the neighbour's own garden, there is a massive buffer between us.

Given these facts, I don't believe the proposal causes any "material harm" to their privacy. I'd be more than happy for you to visit the site to see these distances and the new screening for yourself.

Best regards,

Jock Andrew