Development Management Section
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Mr. Kevin Sparrow & Mrs. Georgina Sparrow
36 Turner Road
Worthing
West Sussex
28.01.2025

Subject: Formal Objection to Planning Application AWDM/0027/25.

Dear Sir/Madam,

I am writing to formally object to the proposed planning application for developing a dwelling adjacent to my property at 36 Turner Road Worthing. My objection is based on several grounds, as outlined below, which I believe will have a significant negative impact on my property and the surrounding area. This development has already been recently refused.

The proposed development will severely impact the enjoyment of my garden and home. The proximity of the proposed dwelling to my garden will lead to a loss of privacy, overshadowing, and a general sense of overbearing. As the new structure is planned to be close to the boundary of my property, it will dominate the outlook from my garden, significantly diminishing the peaceful and private environment I currently enjoy.

When we purchased our property, one of the key features that influenced our decision was the open aspect and the spaciousness of our garden. The openness is crucial for the enjoyment of outdoor space, and it creates a unique selling point should we ever decide to move. The proposed development would likely have a detrimental impact on the future value of our home, as it significantly alters the character and appeal of our garden, which was a major factor in our initial purchase decision.

Additionally, I have noted in the submitted plans that the proposed patio will border closely with my garden. It would make it virtually impossible for us to engage in private conversation within our own space when we sit in the rear of our garden, which we do throughout the year. The patio's location and the dwelling as a whole near the boundary will create a situation where noise and conversation from the new property will inevitably invade the privacy of my garden, severely limiting our ability to enjoy it in peace.

The proposed development constitutes an overdevelopment of what was previously garden land, which forms part of the area's character. The National Planning Policy Framework (NPPF) recognises the importance of retaining garden spaces and green infrastructure in urban areas. Developing on this land would be detrimental to the established pattern of the neighborhood and would negatively alter the character by introducing additional massing in a space that was originally open and green.

The land was originally a back garden of 38 Turner Road prior to ownership by 40 Turner Road. It had and still has a well-established ecosystem. Over the years, I have observed a range of wildlife, including badgers, foxes, birds, hedgehogs and other local species, using this area as a habitat. The NPPF emphasizes the need to protect biodiversity and maintain green spaces contributing to ecological networks. By allowing the proposed development, the Council would be destroying a wildlife corridor further, which has already been impacted by the recent demolition of the old stone boundary wall and the erection of a fence between the gardens of Bramber Road and Turner Road and leveling of the site. The historical old stone boundary wall separating Bramber Road from the gardens of Turner Road was demolished by the landowners, and a fence was erected in its place.

This area is ecologically valuable, and the loss of garden land for development goes against local and national policies aimed at protecting biodiversity and maintaining green spaces.

I would like to draw the Council's attention to the fact that garden land is not typically considered "brownfield" land under planning regulations and should, as such, be afforded greater protection.

I am also concerned about access and vehicles associated with this property and their impact on surrounding residents.

While I fully recognise and appreciate the need for new homes, I do not believe this proposal represents an appropriate development for this site. The adverse impact on neighbouring properties, the further impact on important wildlife and the overdevelopment of what was previously garden land make this particular proposal unsuitable for this location.

This proposed development will not integrate well with its surroundings and will have a negative impact on surrounding residents.

It is also important to highlight that similar planning permission for development on this land was previously refused (reference 07/0717/FULL) when the land was owned by 40 Turner Road. And refused on the 20/11/24 (Ref: AWDM/1071/24).

The previous refusals, including concerns about overdevelopment, loss of privacy, and negative impact on the character of the area, remain relevant today. I urge the Council to consider the consistency of planning decisions and maintain the precedent that has already been set in refusing inappropriate development on this site.

In light of the points raised above—particularly the impact on my residential amenity, and potential further loss of wildlife habitat, the potential for overdevelopment, the boundary, and access concerns, and the increase in traffic I strongly urge the Council to refuse planning permission for this proposal.

I trust that the Planning Committee will give due consideration to these matters, as they align with material planning concerns and could significantly affect both the local environment and the quality of life for existing residents. I would be grateful if you could acknowledge receipt of my objection and keep me informed of any further developments in relation to this application.

Thank you for your time and consideration.

Yours faithfully,

Kevin Sparrow



Kevin Sparrow IENG, MIET, CertEd.