From: <planning@adur-worthing.gov.uk>
Date: Wed, 26 Nov 2025 at 15:19
Subject: Comments for Planning Application AWDM/1377/25
To: <planning@adur-worthing.gov.uk>

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/11/2025 3:19 PM from Mr Connor Bayley.

Application Summary

Address:	Jetty Opposite 31 And 33 Riverside Road Shoreham-by-sea West Sussex
Proposal:	Retention of detached outbuilding for storage
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mr Connor Bayley
Email:	
Address:	35 Riverside Road Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	I wish to object to this retrospective application for the following reasons: The outbuilding has already been constructed very close to neighbouring gardens, including my own, and has a clear and harmful impact on residential amenity. Its height, bulk and siting create an overbearing presence and reduce the sense of openness that characterises this riverside location. The structure directly overlooks private garden areas and materially affects privacy and the enjoyment of our outdoor space. This is contrary to policies DM5 (Quality of the Built Environment) and DM17 (Residential Amenities) of the Adur Local Plan. Its appearance and positioning are also out of keeping with the open,

unobstructed character of the riverfront, conflicting with DM12 (Landscape Character).

Furthermore, this is a retrospective development erected without prior permission, and no justification has been provided for constructing an intrusive outbuilding in such a sensitive position. Approving this would set a precedent for further incremental development on this site, especially given the recent refusal of a larger proposal on the same land.

For these reasons, I respectfully request that the council refuse the application.

Kind regards