

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.

Our concerns relate principally to:

- Loss of privacy and overlooking and potential noise.
- Garden room with extensive glazing.
- The proximity of the proposed east-side kitchen/lounge extension to our property.
- The increased scale, height and massing of the building;
- Potential smoke and fumes from sauna and fireplace.
- Loss of sunlight on the back garden



17 AUG 2026

1. Loss of privacy and overlooking

Business Support

We have particular concerns about the proposed **Garden Room and the extensive glazing on the eastern side of the development**, which directly faces our property at No. 22.

The proposed East (Side) Elevation shows substantial glazing to the new extension. The proposed ground-floor plan identifies this area as a **Garden Room**, with large glazed openings leading towards the proposed external decking area.

We are therefore concerned that the proposed floor-to-ceiling glazing will create direct views towards our home and garden and result in a significant loss of privacy.

This is a material change from the existing situation. The existing garages do not provide anything like the same opportunity for overlooking or visual interaction between the two properties.

The Garden Room is also clearly intended to be an occupied social/living space rather than simply storage or garage accommodation. Consequently, the overlooking would potentially be continuous and regular rather than incidental.

2. East-Side Extension – Increased Proximity and Impact of the Proposed Window

We have particular concerns about the proposed extension on the eastern side of No. 21, which would bring the new **Living/Dining/Kitchen accommodation** immediately alongside and nearer to our property at No. 22.

The proposed development would bring a substantial area of occupied living accommodation much closer to our property, with a large window facing towards our front door, lounge window and garden. We are concerned that this would result in a significant loss of privacy and would create an intrusive and overbearing relationship between the two properties.

The proposed kitchen appears to be directly opposite our front door, we do not know where the extraction system would discharge, and we are concerned about the potential for cooking odours, exhaust air or noise to affect our entrance and property, especially as the boundary of the potential building will be closer to our home than before.

We also ask that the size and depth of the east-side extension itself be reconsidered so that a greater separation is maintained between the new building and No. 22.

We respectfully ask the Planning Officer to consider whether the size and position of this window are justified given the availability of roof lights for natural light to the proposed kitchen/living accommodation.

The plans also appear to include a fireplace, we would ask the Council to clarify the proposed chimney or flue arrangements and to consider the potential impact of smoke and fumes on ours and neighbouring properties.

3. Increased roof height, scale and massing , loss of sunlight

I am 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 in the 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.

Given that No. 22 is immediately alongside the application site, we are concerned that the increased roof height and overall massing will make the building more dominant and potentially overbearing when viewed from our property.

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.

We would also ask whether the proposed additional roof-space accommodation could be achieved with a less substantial increase in the roof height.

4. Garden Room, sauna and outdoor social area – noise and disturbance

We are also very concerned about the proposed use of the area immediately alongside our property.

The proposed ground-floor plan identifies a:

- **Garden Room;**
- **Jewellery Studio;**
- **Sauna;** and

- external **decking/terrace area with BBQ**.

The **Garden Room** opens towards the proposed decking/social area, with the sauna also positioned immediately adjacent to this area.

This creates a concentrated recreational and social space immediately next to No. 22. Our back garden is a place of quiet enjoyment and relaxation, which we have enjoyed for the last 14 years. Our concern is not simply the presence of an extension garden room, it is the change in the intensity and nature of the use of this part of the site and the effect that this could have on the quiet enjoyment of our garden and home.

The proposed Garden Room and associated recreational area would create a substantial additional area of occupied and regularly used space immediately alongside No. 22.

The existing garages do not provide an equivalent level or type of activity.

Our concern is particularly about the cumulative effect of

- conversations and general outdoor activity;
- An external sauna is proposed, We do not know whether this would be an electrically heated or a wood burning stove. 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 suffer from asthma and heart disease , and Julia Fowles has a low immune system suffering from Lymphoma, blood cancer. Air quality has to be considered.
- potentially prolonged use of the outdoor area during evenings and weekends.

We appreciate that these activities may be normal residential activities. However, because the facilities would be immediately alongside our property, and next to our back garden ,their impact on our home could be significantly greater than would normally be expected where there is greater separation between properties.

The Council confirms that **noise and disturbance** are material planning considerations, and we ask that the likely impact of the proposed combination of uses is properly assessed.

The combination of **increased built form, increased height, extensive glazing and additional recreational/social activity** has the potential to result in a material reduction in our privacy and a significant increase in noise and disturbance.

5. Planning policy and residential amenity

We ask that the application is assessed carefully against the Council's relevant planning policies and guidance concerning the protection of neighbouring residential amenity.

In particular, **Adur Local Plan Policy 15** seeks high-quality design and requires development to avoid an unacceptable level of harm to the amenity of nearby properties.

The Council's **Development Management Standard No. 2 – Extensions and Alterations to Dwellings** is also directly relevant. It specifically identifies privacy, daylight and outlook as matters that should be considered when assessing the effect of extensions on neighbouring properties.

The National Planning Policy Framework also requires planning decisions to achieve well-designed places and a high standard of amenity for existing and future users.

We therefore ask that particular attention is given to the effect of this proposal on the residential amenity of No. 22 rather than considering only the benefits of providing additional accommodation for the applicant

We appreciate that some disruption is unavoidable during major building works, however, we ask that responsible steps are taken to minimise disruption to ours and neighbouring residents,

We would emphasise that we are not opposed to the principle of the applicant improving their property. our objection is specifically to the **impact of this particular proposal on our home at No. 22**, given the very close relationship between the properties.

I respectfully ask the Planning Officer to take these concerns fully into account when determining planning application **AWDM/0869/26**.

Thank you for considering my representation.

Yours faithfully,

Terence and Julia Fowles
22 Kings Walk
Shoreham-by-Sea
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