

**FAO: Marie O'Keeffe**  
4<sup>th</sup> August 2026

Dear Ms O'Keeffe

**Re: Further representation on behalf of the residents of 20 Cecil Road in objection to AWDM/0388/26 - Planning application at 22 Cecil Road, Lancing, BN15 8HN**

I am writing further to my previous objection dated 15th June 2026 in my capacity as Director of LF Architecture Ltd on behalf of my clients, the residents of 20 Cecil Road, who are the adjoining occupiers directly affected by the proposed development at 22 Cecil Road.

This further representation responds to the revised drawings submitted by the applicant.

My clients acknowledge that the revised proposals have reduced parts of the scheme. However, the proposed single-storey rear extension has not been sufficiently reduced and my clients maintain their objection to the application in its current revised form.

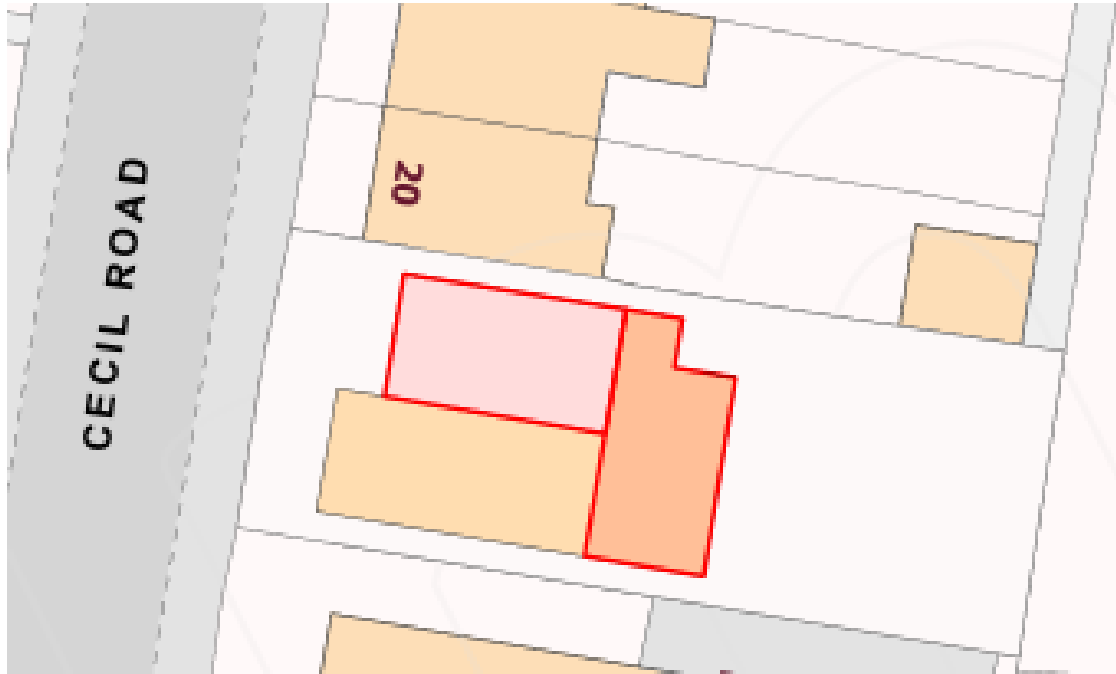
**1. Impact on daylight, outlook and residential amenity**

The affected rear window and french doors at No. 20 serve a dining room. As seen below, this is a habitable room and should be given proper weight in the assessment of neighbouring amenity.

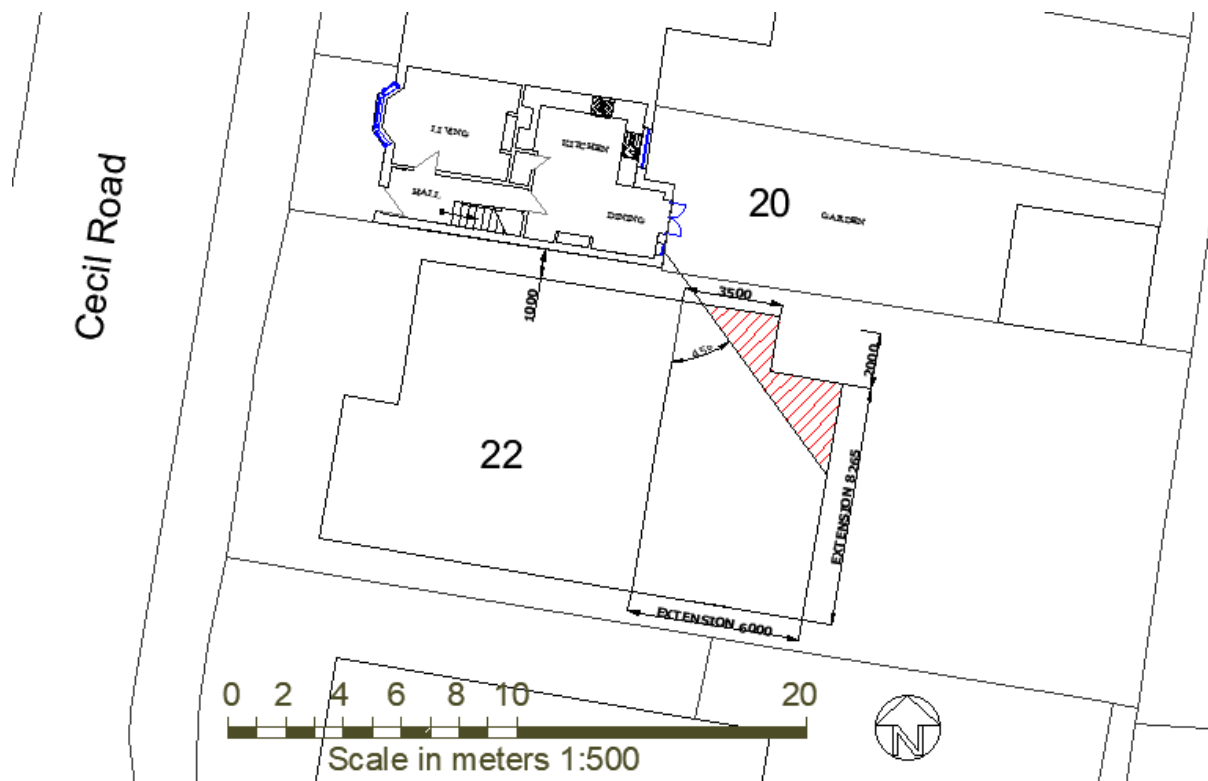


The revised plans still show the proposed single-storey rear extension projecting beyond the 45-degree daylight/outlook line when assessed from the dining room window and French doors at No. 20.

The scale of the proposed rear extension and its relationship with my clients' property are clearly demonstrated by the proposed block plan extract below.



The area shown hatched in red on the plan below identifies the part of the revised extension that would still exceed the 45-degree daylight / outlook line.



Although the proposed extension has been reduced, the remaining projection beyond the 45-degree line is still material. The extension would be positioned directly to the south of No. 20 and close to my clients' property. As a result, the revised rear extension would still be likely to cause loss of daylight, reduced outlook and an increased sense of enclosure to the dining room and adjoining garden area at No. 20.

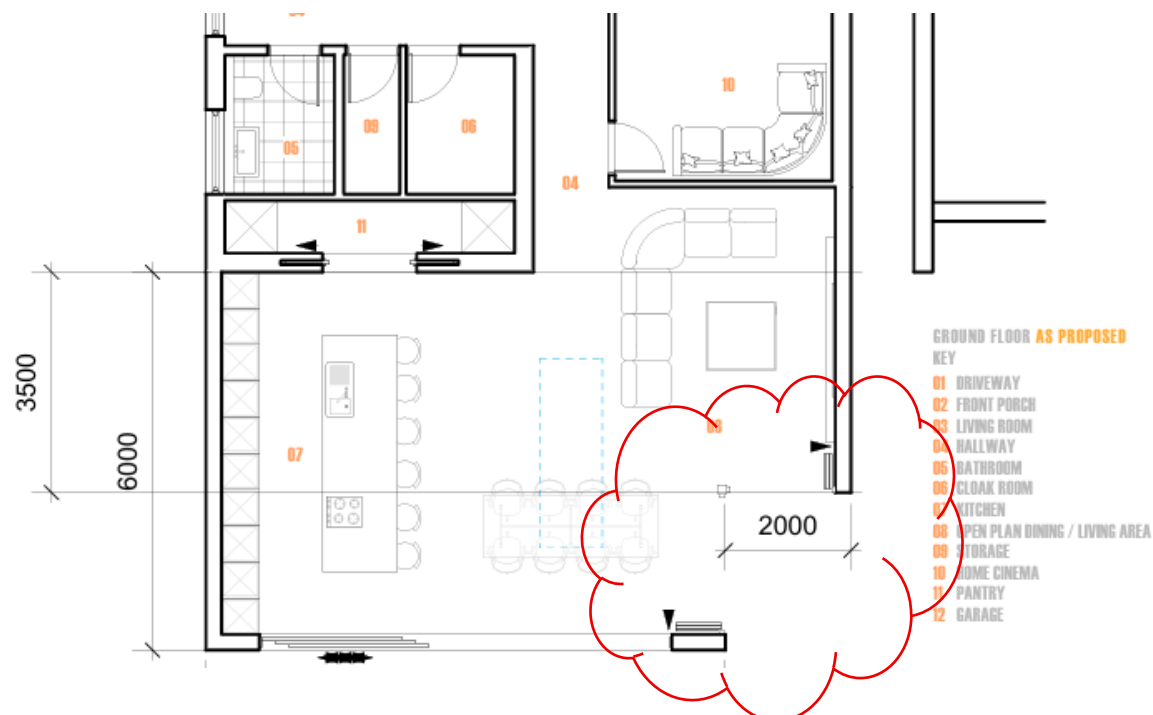
On this basis, my clients do not consider that the revised scheme has overcome the amenity harm identified in the previous objection.

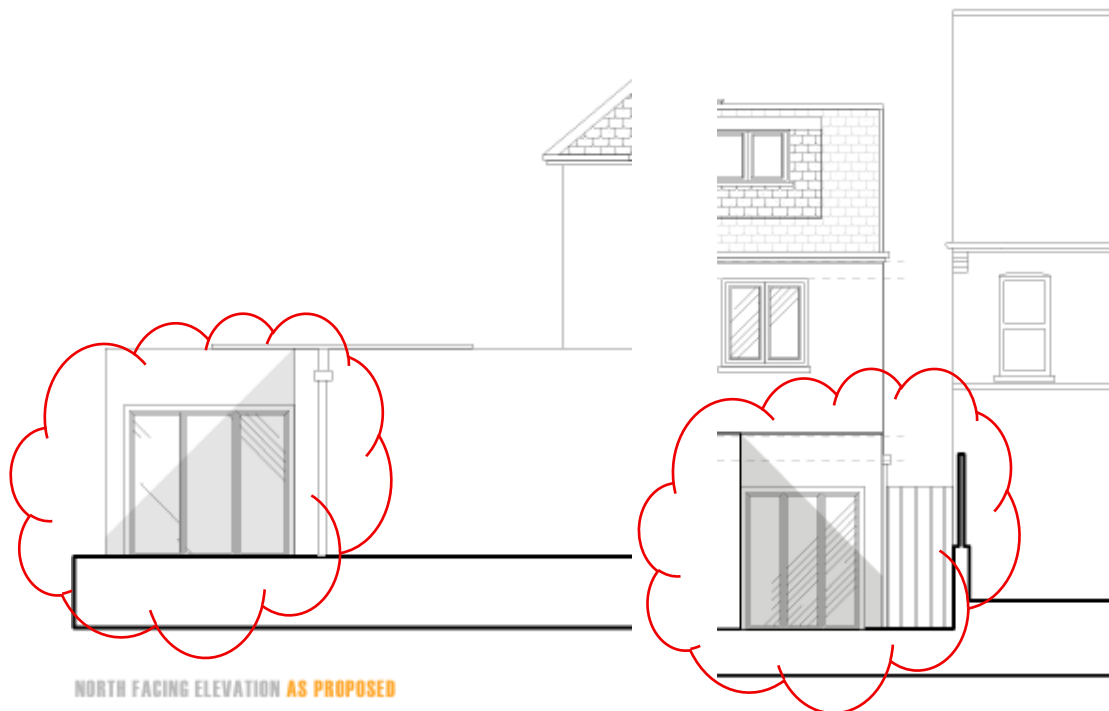
## **2. Proposed folding / sliding doors and impact on private amenity space**

There is a further concern regarding the proposed folding/sliding doors on the north and south elevations of the rear extension, as shown marked in red on the plan and elevations below.

These doors would serve the enlarged open-plan living/dining area and would be positioned immediately adjacent to my clients' garden. This would intensify use of this rear part of No. 22 and is likely to increase noise, disturbance and activity directly beside my clients' private amenity space.

This is a relevant neighbour amenity issue. The concern is not simply the presence of doors. It is the position of large opening doors immediately beside my clients' garden, serving a substantially enlarged living space and creating a more intensive relationship between the two properties.





### **3. Lack of supporting assessment**

The applicant's revised submission does not appear to include a daylight/sunlight assessment or any assessment of the impact of the proposed folding/sliding doors on the amenity of No. 20.

The applicant has therefore not demonstrated that the revised proposal would avoid unacceptable harm to my clients' residential amenity.

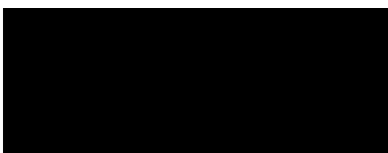
### **4. Conclusion**

My clients maintain their objection and request that the Council refuses the application in its current revised form.

In the alternative, the single-storey rear extension should be further reduced so that it does not project beyond the 45-degree daylight/outlook line from the dining room window and French doors at No. 20.

The proposed folding / sliding doors should also be reconsidered or amended to avoid unacceptable harm to my clients' private garden amenity.

Yours sincerely



Louise Flower  
BA (Hons) Architecture; IMAPS  
Director  
LF Architecture Ltd