For official use only (date received): 14/05/2024 21:28:10

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/24/3337155

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/24/3337155
Appeal By	IDEAL PROPERTY SUSSEX LIMITED
Site Address	Cheyne Court, 29 Rectory Road SHOREHAM-BY-SEA BN43 6EB

SENDER DETAILS

Name	MR ANDREW BREDEN
Address	42 St Julians Lane Shoreham-by -Sea BN43 6EH

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☑ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☑ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

As residents and home owners of 42 St Julians Lane both myself and my wife wish to object in the strongest possible way. We are already overlooked by the existing Cheyne Court and this is something we find amazing was ever allowed to happen when the flats were first built. We are overlooked directly by every flat facing south and regulary have existing residents looking directly into our home. Adding an additional floor will only make that overlooking worse. In addition it will have a very negative impact on light into our home from that direction. There is already significant noise and disputes from Cheyne Court and again an additional floor and 4 additional flats will only add to that antisocial noise and indeed additional smells from those extra flats.
The existing Cheyne Court is already out of keeping within the whole area and other dwellings in Rectory Road and in St Julians Lane, adding an additional floor will only make that worse, the size of the proposed new building being significantly bigger than any other building surrounding it. In addition the roadscene in Rectory Road will be very adversely affected. The road already has a major shortage of onroad parking and suffers from a major and dangerous pinch point where traffic meeting is constantly close to accidental damage and collisions. Its also likely to have an adverse impact on local school childrens journeys to school and all the associated danger that poses for children. There are 3 local schools, Shoreham Academy, Glebe and also Shoreham College and all would be impacted by any additional properties and road pressures. Furthermore Rectory Road is a major and busy bus route, they already struggle to navigate the existing road scene without adding additional parking pressures to the area.
The whole area is part of a significant conservation area and again if allowed the building would have a very adverse affect on that and on the whole surrounding area whether strictly inside that conservation area or just outside.

Please consider out comments and that we strongly object to the planning proposal and its appeal. If allowed it will have a significant negative impact on the entire area

Regards

Andrew Breden