Rec'd 13/3/25

Arun Kushwaha
56A Rosslyn Road
Shoreham by Sea
BN43 6WP

Date: March 12, 2025
To:
The Planning Inspectorate
Room 3B, Temple Quay House
2 The Square
Bristol, BS1 6PN

Appeal Reference: APP/Y3805/W/25/3359366
Subject: Objection to Planning Appeal for Second-Floor Extension at Elreg House, 58 Rosslyn Road

Dear Mr Reid,

I am writing to strongly object to the appeal submitted by Elreg House against the local planning authority's refusal of planning permission for a second-floor extension in the residential garden adjacent to my home and those of my neighbors. As a resident directly impacted by this proposal, I urge you to uphold the council's decision and deny this appeal (reference APP/Y3805/W/25/3359366). My objections center on the unacceptable loss of privacy, the detrimental effect on the general appearance of our neighborhood, and the likelihood of this leading to further appeals for development on another part of the site. This marks the fourth attempt by the care home to secure approval for this extension, with three prior refusals by the local planning authority. These consistent and numerous rejections highlight serious concerns that remain unresolved in the current appeal. Below, I detail my objections, supported by evidence and planning policies, to explain why this development must not be permitted. Additionally there has already been internal remodelling to replace the visitor reception with another room, so likely these plans are already out of date and this highlights the appetite of the care home to expand and increase patient numbers at any cost. If this passes then there will certainly be another appeal for planning on the other side of the property, which was originally denied. Neighbours have in total raised over 45 objections over 3 applications to this development expanding in our shared green space.

1. Severe Loss of Privacy

The proposed second-floor extension would introduce windows and overbearing structure dominating views from my garden and those of my neighbors. Please see the view from my garden on the final page. Even if the windows do not offer direct views there will be lights on

24/7 due to operation and the light pollution from the site is already extremely detrimental as seen from the attached photographs. These gardens are private sanctuaries where we relax and spend time with family, free from intrusion. The addition of elevated windows would destroy this privacy, leaving us feeling constantly observed in our own homes and gardens. This loss of privacy is intolerable and undermines our fundamental right to enjoy our properties. The second storey aspect would also block out a significant portion of the Easterly aspect and be extremely dominating of our garden views, although not shading us directly. We would certainly object to its overbearing stature running the length of the garden space in such close proximity.

2. Detrimental Impact on General Appearance

Our neighborhood is characterized by single and two-story homes with a cohesive, low-rise aesthetic that includes gardens as a defining feature. The proposed second-floor extension would tower over our properties gardens, creating an imposing and out-of-place structure that disrupts the area's general appearance. It would dominate the skyline and clash with the residential charm we value, turning a harmonious streetscape into something jarring and institutional with 24/7 lighting which is already extremely overbearing. The National Planning Policy Framework (NPPF) emphasizes protecting local character, and this extension clearly violates that principle by altering the visual identity of our community.

3. Risk of Further Appeals and Overdevelopment

Granting this appeal would not only harm our immediate surroundings but also pave the way for additional planning applications on other parts of the care home site. A successful appeal here would likely embolden the care home to pursue further expansions elsewhere on the site, such as additional floors or extensions into other open spaces. The council's three prior refusals reflect a broader concern about overdevelopment, and approving this appeal would set a dangerous precedent for further appeals. The site is completely full of sheds, extensions and lighting and there is very little room for the residents to have space and a quality of life.

4. Increased Light, Noise and Disturbance

The care home's current operations already bring noise from staff, visitors, and deliveries. Expanding with a second floor would likely increase resident or staff numbers, amplifying this disturbance, especially during early mornings and late evenings when we rely on peace and quiet. We have provided numerous statements for previous applications regarding existing noise levels from sundowning, security keypads beeping 24/7 and industrial laundry sheds located on the property, which would undoubtedly worsen with this extension, further degrading our quality of life.

Alignment with Planning Policy

The NPPF (updated December 2024) calls for sustainable development that preserves neighbor amenity and local character. Section 15 on conserving the natural environment and guidance on residential amenity support rejecting proposals that harm privacy and visual harmony. Our local plan similarly requires developments to respect the area's appearance and avoid adverse impacts on residents. This extension fails these standards, as evidenced by the council's repeated refusals based on overdevelopment of the site as is.

Additional Concerns

- Below are the planning proposals for the other 1st floor extension originally planned, which will likely also be appealed if this were to be granted.
    - Reference - AWDM/1280/22, Alternative Reference PP-11410251, Application Received, Two first floor extensions above existing ground floor rear wings, Status Decided: Decision Refusal
- On the next page are pictures of our garden space at approx 8pm as you can see the rest of the space is dark and the nursing home is shedding considerable light pollution which is maintained 24/7, an additional floor on top of this would considerably worsen the light pollution for residents.
- The owner has used predatory approaches from a local estate agent to try and purchase our homes which leaves us feeling harassed. The estate agent also nearly fell foul of the Estate Agents Act 1979 by making offers without appropriate schedules being signed. A house on Rosslyn avenue has been purchased.
- Repeated planning proposals and appeals for an already overbearing and overdeveloped site for the last 3 years have left residents in a constant state of fear of when the next letters will arrive and what will happen if we do not object. Many of the letters do not arrive. I did not receive a letter for this planning appeal and likely neither did many others, how many times must we object to the same planning proposal.

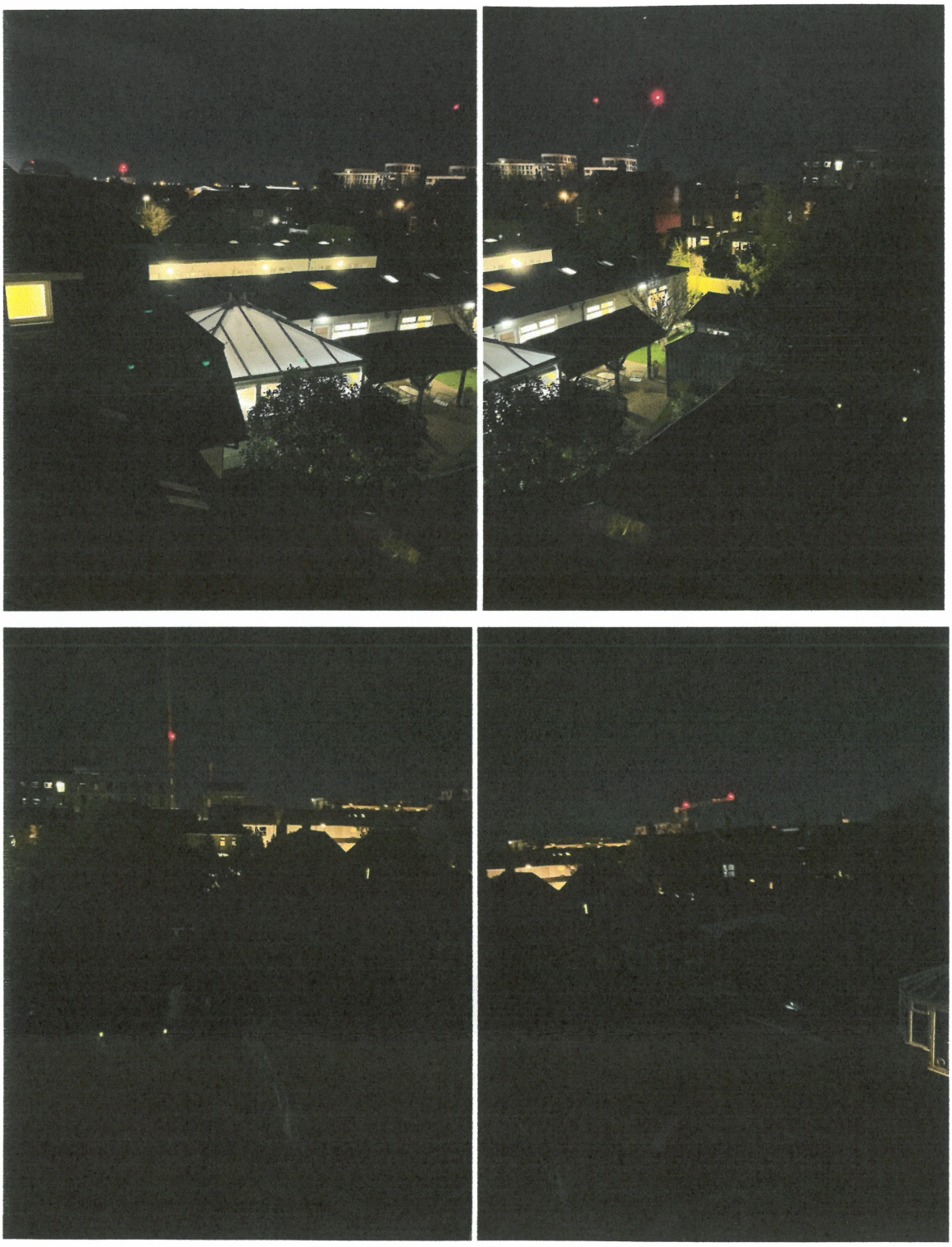
Conclusion

While I appreciate the care home's role in the community, its expansion should not come at the cost of our privacy, the aesthetic integrity of our neighborhood, or the risk of unchecked future development. The local planning authority has rejected this proposal three times for valid reasons, and this appeal does not address those core issues.

The proposed extension, by reason of its height, length and design results in an overdevelopment of the site which would be harmful to the character and appearance of the site and its surroundings. The proposal is therefore contrary to policy 15 of the Adur Local Plan and paragraph 135 of the NPPF 2023.

I respectfully request that you deny this appeal (APP/Y3805/W/25/3359366) to protect our homes, maintain our area's character, and prevent a cascade of further planning applications.
Thank you for considering my objection. I am willing to provide additional details or attend a hearing if necessary. Please keep me updated on the appeal's progress.

Yours sincerely,
Arun Kushwaha



The views above run from East to West with the top right picture showing 58 Elreg House. The top right picture is 58 and 56a. The bottom left is 56a and 56 Rosslyn Road and the bottom right is 56 and 54 Rosslyn Road



View from our garden facing East and where the approximate 1st floor extension will dominate.



An example of extensive site traffic et Elreg House taken today 12/03. Multiple vans, cars and portaloos occupy the site. And this is before visitors, staff or deliveries.

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RECEIVED
19 MAR 2025

Daniel Reid → Case Officer

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