From: planning@adur-worthing.gov.uk
Sent: 07 May 2023 13:30
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0579/23

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/05/2023 1:30 PM from Ms Angela Tritton.

Application Summary

Address:	10 Beach Road Shoreham-by-sea West Sussex BN43 5LJ
Proposal:	Modifications to existing building to form two storey dwelling, including raising roof eaves and ridge, first floor balconies to front and rear, single storey extension to rear, 4no. new roof lights to side roofslopes.
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Ms Angela Tritton
Address:	9 Beach Road, Shoreham-By-Sea, West Sussex BN43 5LJ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Privacy Light and Noise
Comments:	Objection to planning proposal 10 Beach Road AWDM/0579/23 Dear Sir/ madam, I am Angela Tritton and live at 9 Beach Road, Shoreham by sea. I will be most adversely affected by the proposed development of 10 Beach Road. I STRONGLY OBJECT to the application for development of 10 Beach Road , ref AWM/0579/23 for the following reasons; 1 Loss of Light. A height increase from 5m to 8 m by the creation of a 2-storey development with a raised roof will adversely affect the amount of light reaching my property. The west facing wall of No. 10 and the raised roof will directly face the eastern side of my property, and will completely overshadow my property, blocking out the sunlight from the east, especially during summer. It would block sunlight reaching the habitable rooms upstairs, (2 bedrooms,) and habitable rooms downstairs, (the study, sun lounge and bathroom) as well as my drive.

The north bedroom of my property has only 1 window, which is east facing, and therefore would be most adversely affected by the lack of sunlight. The south facing first floor balcony alterations will also cause a loss of sunlight to my sunlounge at the front of my property. The plans online do not show the scale of this proposed development compared to the size of my property and hence fail to show how it will affect my access to light (see photo)
Government legislation in the Rights to Light Act 1959 clearly states 'The rule is based on the idea that it's reasonable to expect a certain level of light and unobstructed view from the window of a habitable room.' This law would not be adhered to if this development goes ahead. I bought this property 34 years ago because of is access to light and it is impermissible that this should be reduced.
2 Loss of privacy, The proposed first floor balcony vertical extension to the rear of the property will overlook my rear garden causing a loss of privacy which is intolerable . Alterations to the first-floor balcony in the front garden will also cause a loss of privacy to my south facing sunlounge. It will also obscure my view to the Severn Sisters which is unacceptable . The proposed western side of No. 10 will face my property directly, and this includes 2 large windows . These will be directly opposite 2 bedroom windows in my property and cause a loss of privacy, which is totally unacceptable The proposal is that there will be first floor living so key windows of habitable rooms upstairs will face each other, looking straight into each other. Even frosted windows would not allow privacy. This is totally impermissible.
I strongly object to this plan and remind the council of the following which is on the Adur council website
Development Management Standard No. 1 SPACE AROUND NEW DWELLINGS and flats
The space required between buildings is affected by the location of principal windows and the need to maintain privacy between facing windows and allow light to enter such windows. A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy.
The proposal does not meet this condition; the windows would be much closer well within the 22m required.
3 Distance between no. 10 property and boundary with my property . I strongly contest the development of No. 10 Beach Road on the grounds of proximity to my property. No 10 Beach Road is less than 1 m from the boundary with my property, which is illegal, hence building upwards at this distance from the boundary is also illegal. Furthermore it will have a negative visual impact on my property by creating a tunnel effect along my drive between the 2 properties.
I refer to the following on the Adur council website :
Development Management Standard No. 1 SPACE AROUND NEW DWELLINGS and flats
In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of 1m should be provided between any wall of the dwellings and the side boundary. However, on a corner plot and in the case of large detached or semi-detached houses (over 10m wide or more that two storeys high) and blocks of flats, a gap of at least 2m will be required in order to avoid a cramped appearance
4 Overdevelopment of the site. No. 10 Beach Road is on a relatively small corner plot, with very little outside space. By building vertically to create a 2 storey dwelling, raising the roof eaves, and building a balcony to the rear of the property as well as raising the south balconies on small area is totally unacceptable for such a small site. It will overwhelm my property and others in the neighbourhood. This is not shown on the drawing of the plans submitted for review.
5 The design The design of the development will adversely affect the character of neighbourhood as the style is not in keeping with adjacent streets of Weald Dyke and Beach Road. In particular it goes against the street plan in Beach Road which consists of a series of bungalows with the same roof line and building styles.
If this development is allowed it will set a precedent for all the chalet bungalows along the sea front to be redeveloped, changing the street and beach front of Shoreham.
Yours sincerely
Angela Tritton

Kind regards