

Dear Sir/Madam,

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

Comments were submitted at 18/05/2025 5:04 PM from Miss Katherine Ryan.

Application Summary

Address:	Development Site 3 To 19 New Road Shoreham-by-sea West Sussex
Proposal:	AMENDED PLANS RECEIVED Proposed 2no. detached dwellings and associated landscaping and parking
Case Officer:	Peter Barnett

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Customer Details

Name:	Miss Katherine Ryan
Address:	15 New Road, Shoreham-by-sea, West Sussex BN43 6RA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	Having reviewed the latest, updated drawings for the proposal I would like to re-iterate many of my previous comments and objections from 16/12/2024.

I am still concerned that the new houses would have a negative impact on the existing terraced houses at numbers 11, 13, 15 and 17 New Road. Although I appreciate that the proposed eastern house has been somewhat scaled back, the houses still have the potential to be overbearing and domineering. The house labelled R-6 on the latest site plan is still located in close proximity to the rear of numbers 11, 13 and 15.

Please find a bullet point list of my concerns below:

- The windows of R-6 overlook the rear of the New Road terrace houses and would diminish their privacy. They face towards the gardens, bedrooms and bathrooms of existing neighbouring properties.
- R-6 (especially its south side and south-east corner) is located in close proximity

to numbers 11, 13 & 15. It is much closer to the rear of existing terrace houses than the 22m separation distance stated in the guidance of The Council's Development Management Standard No. 1 Space Around New Dwellings.

- Although the footprint of R-6 has been scaled back on the eastern side since the previous iteration of the proposal I am concerned that permitted development rights may give future householders the right to extend that house even closer to my own at no. 15 New Road.
- R-5 appears to have limited garden space considering its size, and is unlikely to satisfy the requirement for garden space described in The Council's Development Management Standard No. 1.
- The height and scale of the proposed houses may cause shading and a loss of daylight and sunlight to the north-facing gardens and habitable rooms of numbers 11, 13 & 15 New Road.
- The proposed site plan doesn't show the existing apple tree located on the south-east corner of the site. This tree has nesting birds and is a positive contributor to the biodiversity of the site. The proposed site plan shows new bike storage in the location of this tree. It would be very disappointing if this tree was removed and it would contribute to a loss of scenery.
- The biodiversity plan lists 6 new trees on the site, but the location of these new trees are not easily identifiable on the latest site plan. These new trees may also overshadow and diminish the light of numbers 11, 13, 15 & 17 New Road. It is also unclear what type of trees these will be and if they will be appropriate to the site.
- It is unclear to me if the proposal would require a soakaway and if the houses would feature ASHPs so I cannot comment on the location of these if they are part of the proposal, other than to state that the site plan/drainage strategy seems a little underdeveloped.