Subject: Objection to Planning Application AWDM/1399/25

Site: 20 East Meadway, Shoreham-by-Sea

Dear Marie O'Keeffe,

I am writing to object to planning application AWDM/1399/25 for the replacement of the existing bungalow with a 2-storey house at 20 East Meadway. My property is directly in front of the application site, and the proposed rear elevation sits very close to my garden, meaning the development will have a substantial and harmful impact on my home and living environment.

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1. Severe Overlooking Due to Proximity

Because the new 2-storey rear elevation is positioned very close to my garden, the upper-floor window will directly overlook:

- My entire rear garden
- My patio / seating area
- Rooms at the rear of my home

This upper floor room in the planning proposal is due to be a kitchen and living room with a kitchen sink at the window overlooking my property, so this room is due to have high levels of use which will further impact on my privacy.

The current bungalow creates no overlooking, so this would result in an immediate and unacceptable loss of privacy.

With the new height, anyone at the rear-facing first-floor windows would have a clear downward view into my private amenity space. This is a significant and harmful change in the relationship between the two properties.

2. Overbearing and Dominant Impact

The proximity of a full two-storey rear elevation wall would create a visually oppressive and dominating presence when viewed from my garden and rear rooms.

Because the distance between their rear elevation and my boundary is so short, the sense of enclosure would increase dramatically. The rear elevation of my property is only 5m / 16.5ft from the dividing garden fence between our properties. The new structure would feel imposing, reducing the openness currently enjoyed from my home.

This impact alone conflicts with core planning principles of protecting neighbours' amenity. We bought this as our retirement property a year ago, and would never have proceeded with purchase if this proposed property had been built to the rear of our property – with the main hub of the proposed property directly overlooking our personal space – which as we are retired we use a lot.

3. Loss of Light and Overshadowing

The combination of:

- A substantial increase in height, and
- A rear elevation positioned very close to my boundary

means my garden and potentially rooms at the back of my home would experience increased overshadowing during throughout the day, reducing natural light and the usability of my outdoor space.

4. Out of Character with Surrounding Bungalows

The surrounding area is characterised by bungalow dwellings. Replacing a low-profile bungalow with a tall 2-storey house squeezed close to boundaries is inconsistent with the established pattern and scale of the neighbourhood. This intensification has a disproportionate effect on neighbours where the separation distance is already small.

5. Effect on Value of Property

Our property cost us the value of a property that was not overlooked less than a year ago. This proposed property will significantly negatively impact the value of my property on resale. Something which would have considerable negative financial impact on me as a retired person.

6. Loss of view

This proposed property will block my view towards the sea and the surrounding sky.

7. If the Council Is Minded to Approve

Given the significant harm, I believe refusal is justified. However, if approval is considered, I request:

- Obscure glazing to all upper-floor rear or side-facing windows
- Fixed shut non-opening windows unless at 1.7 m above internal floor level
- Reduced ridge height or hipped/stepped-down roof
- Increased separation distance from the rear boundary

These measures would help reduce, though not remove, the impacts.

Conclusion

The combination of a full 2-storey height and the very close proximity of the proposed rear elevation to my garden will cause:

- Severe loss of privacy
- Significant overlooking
- Harmful overbearing impact
- Loss of daylight and outlook

This constitutes an unacceptable reduction in residential amenity.

For these reasons, I respectfully request that the council refuse this application.

Thank you for considering my comments.

Yours sincerely,

Carol King

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