

**PHILIP NAVIER**

39 The Meadway  
Shoreham by Sea  
West Sussex  
BN43 5RN

**ADUR & WORTHING COUNCILS  
DEVELOPMENT MANAGEMENT  
ECONOMY DIRECTORATE  
PORTLAND HOUSE  
44 RICHMOND ROAD  
WORTHING  
WEST SUSSEX BN11 1HS**

Adur &  
Worthing  
Councils

30 DEC 2025

Business Support

Your reference      AWD/1522/25

HANNAH BARKER

16 December 2025

ALTERATION AND EXTENSION TO EXISTING FIRST FLOOR LEVEL AND ROOF INCLUDING THE REMOVAL OF EXISTING PITCHED ROOF, DORMER AND FIRST FLOOR WALLS. PROPOSED CONSTRUCTION OF PANEL CLAD EXTERNAL WALLS AND NEW FLAT ROOF. COVERED BALCONY TO FRONT

Dear Sir / Madam

I have repeatedly said that I am very sensitive to any developments to the rear of my property. Further to my letter of 4 February 2025 [ADD/0002/25] I have been able to retrieve my letter of 18 January 2011 and the Sun Path Report provided in support of the development of 43 Old Fort Road. The proposed development was not proceeded with but the shadowing information is an admission that there are light issues and this throws up legal considerations. As a statutory body I expect the Council to uphold the rule of law and my right to light.

I was not resident at 39 The Meadway when 45 Old Fort Road was constructed. If I had been resident I would have objected to the plan as it does not accord with the normal rules regarding the space between the rear of 39 The Meadway and the rear of 45 Old Fort Road. The Planning Department has admitted that the rules regarding distances between properties have not been followed when 45 Old Fort Road was constructed. I will

object any development that reduces the gap between the properties. I will object to any development that reduces the light level at 39 The Meadway. This planning application is clearly an extension of the existing rear wall, and the walls to the East and West beyond the existing structure. Allowing further erosion of the existing gaps between properties is not a balanced approach it is more like attrition.

The problem is compounded on the first floor when the angled roof is removed and the amount of living space is significantly increased allowing for an additional bedroom. Any notion of respecting the distance between properties is thereby lost.

The proposed plans are for 45 Old Fort Road to balloon outwards.

I spent a considerable amount of time and effort ensuring that 43 Old Fort Road kept its distance from 39 The Meadway. The floor plan, copy attached, shows how far 45 Old Fort Road by expanding and straightening its walls has moved towards 39 The Meadway. Let me be perfectly clear I believe that the Planning Department maybe in the process of opening the door on possible maladministration by the Council. It is something that may warrant consideration by the Local Government Ombudsman.

I have been through this process with the Council in 2011. There Council is on notice that I am likely to refer matters to the Local Government Ombudsman if there is any inappropriate waiving of the DC Standard.

I have flagged up my Right to Light.

Yours faithfully

A black rectangular box redacting the signature of Philip Navier.

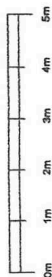
Philip Navier



# Notes

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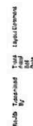
Drawing to be printed A1



## Key



Proposed



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31 Sussex Road Haywards Heath  
West Sussex RH16 4DZ

Client: Mandy & Rodney Tate

Address: 45 Old Fort Road  
Shoreham-by-Sea  
West Sussex  
BN43 5RL

Description: Proposed First Floor Plan

Scale: 1:50 Date: 01/12/2025  
Drawn: KR Checked: JS

Drawing No: 838 / 311

39 The Meadows

