Graham and Christina Rhodes

100 Beach Green

Shoreham by Sea

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8th September 2015

Dear Sir/Madam

Re; AWDM/1269/15 and AWDM/1276/15 Houseboat Myrtle

We feel we need to comment on the two proposals as above in relation to planning permission.

Firstly we appreciate the council have investigated breaches with regard to this mooring in the past and subsequent planning was granted for 'Redwood' (now 'Kraken' I believe) as an ancillary boat.

Nothing has since been mentioned re a previous investigation of the superstructure on the deck of Myrtle without planning permission, plus the solar panels that then appeared. The Government planning portal website states when checking if there is a need planning permission that; 'All the following limits must be met:

'Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface'

With regards the above planning permission further planning regulations have been broken.

With regard to AWDM/1276/15; A new platform has been built where previously there was not one and this now incorporates a new private walkway to 'Kraken' (the supposed ancillary boat that is not allowed its own walkway, only one from the other boat) a breach in planning policy full stop, so should not be allowed.

Sheds have been erected and placed not replaced, completely in a new location on the new platform. (Google earth will show you how the original walkway was).

AWDM/1269/15; no replacement has taken place as there was nothing existing. It is a new structure.

I have raised concerns before and asked Counsellor Stride to comment on this, of which I had no reply (see copy letter enclosed). Our concerns highlighted as being if you let one planning slip then everyone can then do what they like plus the impact on the wildlife and nature reserve.

Finally, previous breaches;

Original planning application to replace existing boat 'Myrtle' – breached

Six month extension while supposed conversion of 'Redwood' to replace 'Myrtle' – breached

Mooring of two boats with no intention of replacing 'Myrtle' – breached

We would be grateful for your comments on the above.

Yours faithfully

[redacted] [redacted]

Christina and Graham Rhodes

Christina Rhodes
100 Beach Green
Shoreham by Sea
BN43 5YA

June 2013

Hello Counsellor Stride

I am writing with my concerns and further information concerning the planning breach by Houseboat Myrtle on 2 Riverbank, Shoreham By Sea.

I attended the meeting earlier in the month but it was deferred due to new information provided.

First of all I enclose a copy of the original letter that Reverend Aidley put through our letter box after planning was applied for. Clearly stating she would not build higher than already there and this would be on the new boat. As you are aware she has built on Myrtle not Redwood as she stated. My concern would be that if allowed to keep both boats that she would just build on both boats without permission, leaving us no view of the downs or our neighbours views either.

She told us over the fence, after she had brought up Redwood, that she intended to keep both boats because she was allowed to have 2 boats and that one was for her daughter to live in. This she obviously did not tell any planning officer. I have discussed these issues with Tracey Consterdine already.

Other concerns are;

Sewerage from 2 boats from a habitat point of view and conservation. Also water quality and health points for those that use the river.

I was led to believe from the houseboat guidelines that alterations to a houseboat to alter the external appearance needed planning?

Mooring of additional permanent houseboat is contrary to local plan policy and government planning policy statements and regulations?

My last concern would be for the other residents that if allowed to keep her 2nd boat that every other houseboat owner would be allowed to have 2 boats as well.

I also understand from my neighbours that she has asked some residents to stop complaining as they use her land behind some of the houses for access to the towpath, saying she will stop this if they carry on complaining.

I would be grateful for your views on these points.

Yours sincerely

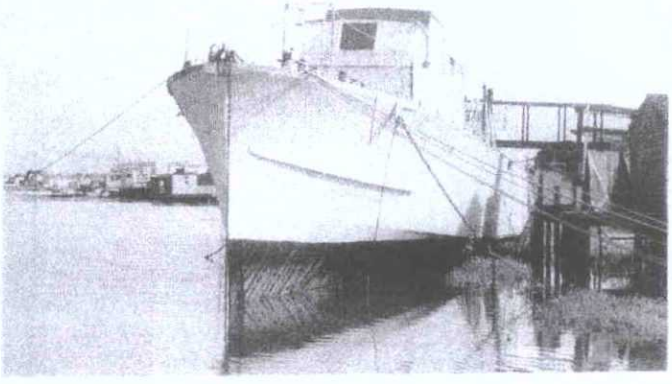
Christina Rhodes

This is the original 'letter drop' we had when planning was first applied for.

Dear Neighbour,

I live on Myrtle, which is the first house-boat, and my garden backs onto yours.
You will have received a letter from the planning office to say that I have applied to bring in another boat to replace 'Myrtle'. One of your neighbours said that some people were worried that we might be bringing in a huge boat, so I wanted to set your minds at rest.

'Myrtle' replaced **'Bellands'** which was 110' long and very much higher a few years ago.



Myrtle (the present boat)
'Myrtle' is 80' long and 23' wide and 8' high at the deck. Her upper storey is 10' high.



'Redwood' (the new boat)

'*Redwood*' is 72' long and 21' wide, and 8' high at the deck. Thus she is much smaller than the Bellands was, and a few feet shorter and narrower than 'Myrtle'. When we build the upper storey she will be no higher than Myrtle is.



If you want to know anything more please do contact me on 01273455445 or 07807080652, or you would be very welcome to come and visit Myrtle to talk things through?

(Rev'd Jessica Aidley)