

Dear Sir/Madam,

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

Comments were submitted at 16/06/2025 9:17 AM from Miss Katherine Ryan.

Application Summary

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

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Customer Details

Name:	Miss Katherine Ryan
Email:	
Address:	15 New Road Shoreham-by-sea West Sussex

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:	<p>I am writing to object to the latest amended design for the site behind my house at 15 New Road, Shoreham-by-Sea. Many of my previous points of objection are still relevant and I am disheartened that the scheme has not been positively re-designed or scaled back since the recent planning committee meeting. The proposed houses (especially R-6) are still likely to have an overbearing and domineering impact on the existing New Road terraced houses, primarily numbers 11, 13, 15 and 17. In terms of impact to my own property, I think that this scheme is actually worse than the previous version.</p>

Please find a list of my reasons for objection below:

- At the planning committee meeting the last version of the application was deferred, with several councillors appearing to agree that the proposed houses were overbearing in scale and location. There was discussion that smaller, possibly semi-detached houses located towards the north-west side of the site would have a less damaging effect on the exiting new road properties. None of

this discussion is reflected in the amended design. The houses remain large and in close proximity to the terrace. There has been no noticeable change in proposed building scales.

- The Adur Local Plan 2017 states that "Sufficient external space around and between new homes is an important factor in the creation of a pleasant residential environment contributing to the character, identity and appearance of an area. It is also important to ensure adequate privacy and daylight to both existing and new homes. The Council's adopted Development Management Standard No 1 "Space Around New Dwellings and Flats" sets out minimum standards for new residential development. Any proposal will be expected to comply with its criteria". I believe the amended application does not comply with planning policy.

- The footprint of R-6 has been rotated so that it has more of a side on relationship with the terrace, but it is still only 10m distance from the nearest existing houses. Adur District Council's Development Management Standard No. 1 Space Around New Dwelling and Flats requires a 14m minimum separation distance where the rear of one dwelling faces the side of another 2 storey dwelling, and a 20m minimum separation distance where the rear of one dwelling faces the side of a 3 storey dwelling. R-6 has 3 habitable storeys, with windows at 2nd floor level.

- Previously the Southern corner of R-6 was the closest point to the rear of my house, but this re-design has made the relationship between the proposed and existing buildings worse. Now that the South-Eastern wall of R-6 is oriented parallel to the rear of the New Road Terrace an increased portion of the proposed building is as near as 10m to numbers 13, 15 and 17 New Road, extending more immediately and significantly behind my house. I strongly assert that this side of R-6 is too close to the terrace and would have a dominating effect on existing properties.

- I am concerned that permitted development rights may give future householders the right to extend R-6 even closer to my own house and I hope that those rights would be suspended.

- The scale and location of the R-6 would cause a loss of skyview to the rear of my home. No consideration seems to have been given to mine or my neighbours' rights to light, and we are likely to suffer a loss of adequate natural light and outlook due to the scale and location of the new houses.

- The height of the buildings (and potentially the new trees) would cause overshadowing to surrounding properties. This may impact the New Road terrace, but would also impact Sunshine Day Nursery and the houses and gardens of East Street. Development Management Standard No 1 states that, "It is important that rear garden areas are not unduly overshadowed by adjoining properties". Compromising separation distances also increases the effects of overshadowing.

- The western corner of R-6 is now positioned in very close proximity to the proposed boundary fence between R-5 and R-6. The Council's Development Management Standard No. 1. states that large detached houses should have a minimum 2m gap on the side boundary.

- The issues of overlooking and loss of privacy between R-6 and the New Road terrace have been somewhat mitigated with the specification of obscure glazing, although windows are still oriented towards the terrace.
- The relationship between R-5 and R-6 may now conflict with planning guidance in terms of separation and overlooking. The two proposed houses are now designed in an awkward position to one another, with the front of R-6 being angled towards the eastern side of R-5.
- R-5 has limited garden space considering its size, and is unlikely to satisfy the 100sqm requirement for garden space described in The Council's Development Management Standard No. 1.
- I do not object to the style of the elevations, but there are no annotations on the drawings to indicate the proposed materials and I cannot form a fully informed opinion on their appropriateness. Similarly, if the houses are to have air source heat pumps the location of these are not indicated on the site plan.
- I don't know if any ecological site survey has been carried out, but the apple tree on the south-east corner of the site has been home to nesting birds, which construction may impact.

Overall, I think that smaller scale family housing with greater separation from the New Road terrace could be situated on the site with much less adverse impacts. I am disappointed that the applicant's design has not been meaningfully, considerably or positively updated. The proposed houses remain large (for the site) and positioned too close to surrounding homes, particularly 11-17 New Road. The desire to maximise the scale of new houses should not come at the cost of causing significant and avoidable negative impact to existing neighbours.

Kind regards,
Katherine Ryan
