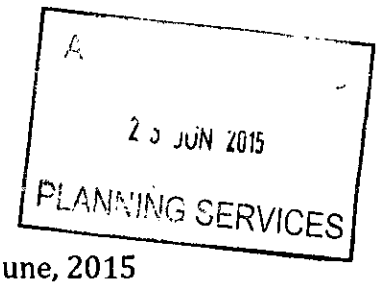
165, Old Fort Road
Shoreham-By-Sea
West Sussex
BN43 5HL

Adur & Worthing Councils
Mr Peter Barnett
Development Management
Portland House,
44, Richmond Road
Worthing, West Sussex
BN11 1HS



20th June, 2015

For the attention of Mr Peter Barnett, case officer

Dear Sir,

Planning Application: AWDM/0762/15 Amended 18th June

Planning application for use of South facing flat roof as a roof terrace with proposed stainless steel and glass balustrade at 167 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HL.

We write in connection with the above planning application to which, despite being amended to partially address our concerns, we continue to strongly object.

The amended application now proposes to use obscure glass at a height of 1.8m for approx. 2/3rds of the length of the West side of the terrace, which is welcomed. (As there are no sizes for the width of the panels on the plans, it is impossible to give exact dimensions for the length). However, at approx. the 2/3rds point, the panels drop down to 1.1m high and will be constructed of clear glass, which will still result in an invasion of our privacy.

As our previous objection outlined, the proposed flat roof area is very substantial and when finished will have the ability to accommodate a significant number of people. It will almost certainly be one of the largest, if not the largest, roof terrace on Shoreham Beach. Those people, when using the front of the west facing terrace will have views of Old Fort Road, however at the same time they will have unobstructed elevated views into our hall and lounge. Our hall is the usual access point into our home by anyone using the front door and has double glass doors leading into the lounge from the hall. If the 1.8m height of the terrace, with privacy glass, is not maintained along the whole of the West elevation, we will still suffer a serious loss of privacy. Our hall is subject to heavy footfall and those walking to and from the front door and walking into the lounge will be clearly seen from the roof terrace. Our grandchild runs back and forth from the hall and the lounge, sitting and playing on the floor, he and those with him

will be clearly seen from the roof terrace. This will be an unacceptable invasion of our privacy.

We have lived in our home for approx. 18 months and are still making changes to the layout. Our hall is good size and we have future plans which encompass turning part of the hall into either an office area with desk, chair and a computer, or a reading / sitting area with a small sofa. Our plans will have to be scrapped if the person sitting in the area is in full view of persons using the roof terrace. We feel strongly that it is unacceptable that our plans to utilise the full floor space in our home, may have to be scrapped because part of our home may be turned into a goldfish bowl, though no fault of our own.

We have noted that the balustrade constructed following 2014 planning permission granted at 141, Old Fort Road, application ref number AWDM/0698/14 (approved planning drawing number 0178/13) has privacy glass. Their privacy glass is at a height of 1.8m and runs the whole length of the West side of the house facing the neighbour. We are respectfully requesting that the same consideration for our privacy is applied to this application.

It is disappointing that for such a significant and intrusive planning application Mr Keelan has chosen not to discuss any of the details with us. He has not made contact either prior to submitting the application nor following our initial objection.

Our Ward Councillor, Mrs Liza McKinney, has visited our home to take a view on the application. Mrs McKinney has asked me to quote her as stating that she is "unequivocal that the 1.8m high, obscure glass balustrade must go to the end of the West side of the property to avoid unacceptable intrusion" into our home. Mrs McKinney has contacted you to advise that she wishes this matter to be called in and heard by the Council Planning Committee.

We would like to take the opportunity to extend an invitation to members of the committee to visit our home. This will enable them will see for themselves the level of intrusion which would result if this application is granted, even with the proposed amendment.

Please let us know as soon as possible the date of the Planning Committee meeting.

Yours faithfully,

[redacted]

Jean & Graham Irving