



planning@adur-worthing.gov.uk

Mon 22 Jun,
16:42 (3
days ago)

to me

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/06/2026 4:42 PM from Mrs Georgina Graves.

Application Summary

Address:	54 Old Fort Road Shoreham-by-sea West Sussex BN43 5RJ
Proposal:	Demolition of existing chalet bungalow and erection of a three storey house
Case Officer:	Marie O'Keeffe

[Click for further information](#)

Customer Details

Name:	Mrs Georgina Graves
Email:	■
Address:	67 Old Fort Road Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	I live opposite the proposed development site and whilst I am not opposed to sustainable development, and understand the level of building that is taking place on the beach, we feel this specific proposal represents an unnecessary overdevelopment of the site. We feel that the proposed dwelling is out of keeping with the scale, and density of the surrounding buildings and street scene, which consists predominantly of two-story dwellings and chalet style houses. Although there are some other huge 3 storey dwellings further down the beach, they appear less imposing as they are not on a corner plot right next to an open

space of beach. The proposed structure introduces a massive, three-story design which is dominant and disproportionate for the plot. It does not respect or complement the surrounding houses and design language. Many of the more recent developments have been far more sensitive with their height considerations and the way in which they have used angles so as not to appear too dominant on the foreshore.

The height, bulk, and immediate proximity of the proposed structure will create an overbearing, and dominant environment for my property as well as a significant loss of views on either side of the house, the physical massing of the proposed building will effectively fill our entire vista!

In addition to its overbearing mass, the second-floor windows on the North elevation will directly look in to our private habitable bedrooms. I would like to understand more what High performance glazing means and whether this has an impact on that.

For the reasons outlined above, we feel the proposal represents an overdevelopment that fails to protect residential amenity or preserve local character. We would be open to discussing any adjustments that can reasonably be made, but we just don't understand why the house has to be so big and so high!

I trust these considerations will be carefully considered, and I request that this application be refused and adjusted accordingly for the neighbours around it to feel like it can become part of our neighbourhood. Please keep me informed of any updates, amendments, or committee meeting dates regarding this file.

Kind regards