

Neighbour Amenity and Privacy Assessment

Document Ref: LR.AMENITY.01

Application Type: Full Planning Application

Site: Plot 1 adjacent to Lyne House, Links Road, Worthing, West Sussex

Previous Planning Consent: AWDM/0821/22 – Outline permission for 2 no. new detached dwelling houses (access only, with all other matters reserved)

Landscape / Amenity Drawing Reference: LR.LTP.01 – Landscaping, Tree Protection and Neighbour Impact

1. Introduction

This report assesses the potential effects of the proposed development on neighbouring residential amenity, with particular regard to privacy, overlooking, outlook and shading, in accordance with good planning practice.

The assessment considers the relationship of the proposal to surrounding residential properties and has been prepared to support the planning application for Plot 1.

2. Relationship to Lyne House (Immediately North)

There are no north-facing windows within the proposed dwelling that would result in overlooking towards the garden or private amenity areas of Lyne House.

A proposed west-facing balcony incorporates a full-height side privacy screen, which prevents any oblique overlooking toward Lyne House.

The proposed dwelling is lower in height than that illustrated under the approved outline application. A shading comparison is shown on drawing LR.LTP.01, which demonstrates a reduction in potential shading when compared to the outline scheme.

Accordingly, the proposal does not introduce any new overlooking or loss of privacy to Lyne House and represents an improvement in amenity when compared with the approved outline parameters.

3. Relationship to Mayfield Crescent Properties (West)

The nearest dwellings at Nos. 29, 27 and 25 Mayfield Crescent are located at separation distances of approximately 45 metres or greater from the proposed dwelling.

Given these substantial separation distances, together with intervening landscaping and boundary treatments, the proposed development would not result in material overlooking, loss of privacy, or other adverse impacts on residential amenity.

4. Relationship to No. 23 Mayfield Crescent (North)

No. 23 Mayfield Crescent lies to the north of the site. Privacy between the properties is maintained through a combination of:

- Proposed pleached laurel boundary planting, and
- An existing tall boundary hedge within the garden of No. 23 along its boundary with Lyne House.
- Side screening to proposed balcony prevents any oblique overlooking

There are no windows at No. 23 Mayfield Crescent that face toward the proposed development. As such, no overlooking occurs, and the combination of existing and proposed planting ensures that neighbouring privacy is fully retained.

5. Screening and Boundary Treatment (Western Boundary and Part Northern Boundary)

The proposal includes the replacement of existing poor-quality *Leylandii* planting with pleached laurel trees (example seen in Appendix A). This represents an improvement in visual quality, long-term health, and screening effectiveness.

The pleached planting will:

- Maintain effective screening between properties
- Prevent overlooking between first-floor windows, where applicable

- Provide a consistent and managed landscape buffer
- Improve the appearance and longevity of boundary planting

The pleached trees will be supplied as mature standards, typically circa 3.5 m in height, with a formed head approximately 1.8 m × 1.8 m (subject to nursery availability). Laurel establishes quickly and will provide effective screening to prevent first-floor-to-first-floor overlooking, as illustrated on drawing LR.LTP.01.

The replacement planting therefore results in no loss of privacy and represents a clear enhancement over the existing situation.

6. Relationship to Franklins (East)

Franklins is located at distances of approximately 31 m to over 40 m from the west-facing windows and doors of the proposed dwelling.

Eastward views from the first floor of the proposed dwelling are largely screened by:

- The pitched roof form over the car port, and
- Existing dense and mature planting along the western boundary of the Franklins property.

As a result, there would be no material overlooking or loss of residential amenity to Franklins.

7. Relationship to Plot 2 Garden Area (South)

Separation between Plot 1 and Plot 2 will be achieved through a 1.8 m high Griselinia hedge, which will be allowed to grow to approximately 2.4 m in height.

There are no first-floor windows facing south from the proposed dwelling. As such, overlooking toward Plot 2 does not occur. Should Plot 2 be developed in the future, the proposed boundary treatment would continue to prevent adverse amenity impacts between plots.

8. Conclusion

The proposed development has been carefully designed to safeguard neighbouring residential amenity. In summary:

- No new overlooking toward Lyne House is introduced
- Significant separation distances prevent loss of privacy to neighbouring dwellings
- Replacement boundary planting improves screening and visual quality
- Existing and proposed boundary treatments maintain effective privacy
- Overall residential amenity is preserved and enhanced

The proposal therefore complies with planning policy relating to neighbour amenity and privacy, and no adverse impacts are identified.

Appendix A

