

From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 14 December 2024 11:56:54 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1492/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/12/2024 11:56 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
Case Officer:	Peter Barnett

[Click for further information](#)

Customer Details

Name:	Miss Katherine Ryan
Address:	15 New Road, Shoreham-by-sea, West Sussex BN43 6RA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I would like to object to the recent planning application regarding the land located behind my house (15 New Road). I am concerned that the proposed houses, labelled R7 and R8 on the submitted drawings, will have a negative impact on the houses at number 11, 13, 15, 17 & 19 New Road. The proposed scale, height and location of the houses will have a very overbearing

effect on their surroundings, with the potential to cause issues of overlooking, loss of privacy, loss of trees and loss of light. The design of the site and the houses also conflicts with local planning policy and the guidance of the Development Management Standard No. 1 Space Around New Dwellings.

The scale and location of R7 & R8 would increase the density of an already densely planned area, characterised by terraced housing. The height, orientation of the proposed houses and the location of their windows is concerning. The 1st and 2nd floor windows on the southern and eastern sides of R8 would overlook the gardens, bedrooms and bathrooms of the terrace houses at 11-19 New Road leading to a loss of privacy.

The loss of the healthy apple tree on the south-eastern corner of the site (bordering numbers 15 & 17) for the sake of cycle storage would also diminish privacy and would have a harmful effect on the environment/site ecology. The tree has been used by nesting birds in the past.

I am also concerned that the height and scale of the new house (R8) and proposed landscaping (new trees) will cause a loss of daylight and sunlight to the north facing gardens, windows and habitable rooms of numbers 11, 13, 15 & 17 New Road.

As highlighted in the pre-app feedback from the Principal Planning Officer, the house is located close to the existing terrace, with separation distances remaining between 10-14m. The southeast corner of the building (R8) appears to be as close as 7m to the exterior walls of 15 New Road and will have a domineering effect on no.15's small garden space. 13 New Road may experience similar issues of proximity. It is notable that the submitted planning application drawings do not appear to include an elevation or section showing the proposed houses in context with the New Road terrace houses.

The Development Management Standard No. 1 Space Around New Dwellings states that, "a distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy". It does not look like this separation distance is achieved. Although the proposed house's footprint (R8) is rotated at an angle towards the terrace, it's front façade (including the windows of bedroom 3 and the ensuite shower room) still faces the rear of properties 11 & 13 New Road. The eastern side façade also features windows at 1st and 2nd floor level, which may not be at a sufficient separation distance to the rear of 17 & 19 New Road.

That guidance also states that "residential developments, in order to prevent over-developed layouts, should not have an excessive overall site coverage of buildings and hard surfaced areas". The large scale of both houses R7 and R8 leaves them with limited garden space, and little area to potentially extend in future without detriment to adjoining properties.

Under the guidance houses should have a minimum garden depth of 11m, which R7 and R8 lack. As per the guidance a large, detached 4 bedroom dwellings such as R7 should have a minimum 100 sqm of garden area. R7 only seems to have

approximately 85 sqm of surrounding garden, primarily at the front with none at the rear (where the house immediately borders the Tarmount Studios Vintage Emporium). R8 has greater garden space, but its garden may be overshadowed and (if following the described guidance for measuring garden area) it may also be insufficient as per the Development Management Standard. The construction and inhabitation of R7 & R8 may also contribute to increased noise in an area that can already be occasionally noisy due to the operation of Sunshine Day Nursery at 6 Tarmount Lane.

The aesthetic of the proposed houses is more in character with the surrounding context compared with the previous 2023 planning application. However, the volume and massing is still out of keeping with the surrounding house forms. Although the Local Plan promotes housing provision, it only identifies "a modest demand for dwellings with four or more bedrooms" and 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".

Kind regards