

Planning Objection Report

Application Reference: AWDM/0236/26

Site Address: Lyne House, 20 Links Road, Worthing, West Sussex

Prepared by: Kevin Coleman Date: 27 March 2026

1. Introduction

This document sets out further evidence for the formal planning objection in respect of the above application. It focuses on residential amenity impacts, including overlooking, loss of privacy, and the removal of established boundary screening.

Appendix A – Photographic Evidence

Photo 1 – Line of Sight to Lyne House from Garden





Images showing line of sight to Lyne House from various parts of the garden.

Photo 2 – Pre-Removal Screening (28 April 2025)



Established hedge and vegetation previously provided effective screening.

Photo 3 – Elevated View (Approx Gazebo Height)



Raised viewpoint showing exposure of garden. Note windows are higher than this viewpoint.

Photo 4 – Outward Extent of View from Elevated Position



Image taken from a raised position approximating gazebo height. Demonstrates that outward views are limited and that the primary outlook is over neighbouring gardens.

Summary

The evidence demonstrates loss of screening, direct overlooking, and that the proposed roof terrace would primarily overlook neighbouring gardens.