Number 10,The Meadway,
Shoreham by Sea,
West Sussex:BN43 5RP
Tel: [redacted]

Adur & Worthing Planning Office,
Development Management Section,
Portland House,
44 Richmond Road, Worthing.
BN11 1HS
24th March 2023

Dear Planning Officer,

Ref. AWDM/0318/23 No 12,The Meadway, Shoreham by Sea.

I write with my concerns regarding the property development at the site formerly No 12, The Meadway.

With regard to relevant planning considerations:

1. The property will be the tallest on the north side of The Meadway. I understand that there is a height restriction for houses on The Beach and a limit of 2 floors. Is this correct and will this policy be adhered to in the light of the increased height of the property.
2. Will it be possible in the future, for the increased roof space to be converted into a loft room?
3. i. I am surprised to see a log burner identified on the second floor. Surely it is now accepted that log burners are environmentally unfriendly?
ii. is the flu for the log burner which is situated on the west side, the appropriate height for the smoke to be adequately dispersed and to not be a carcinogenic health hazard?
4. The new plans include a 'bike shed' and an attached 'shower room'. The new shower room is less than 10 ft. from an existing bathroom, which itself is one of two on the ground floor. Can neighbours be assured that this will not be converted at a later date into living accommodation and/ or Air B&B or other rental accommodation?
5. The Shoreham Beach area is an area of outstanding natural beauty. The building materials for this development are not in keeping with the local environs, featuring a zinc roof and white bricks which reflect an 'industrial' style. (There is an example of a white brick development on the north side of the Lancing Road, and it looks inappropriate and lavatorial)
6. The new development will overlook the properties in Cheal Close and I sincerely hope the owners of those properties will make their concerns known, but they should also be aware that for the autumn, winter and early spring months the height of the building will mean little or no sunlight in their gardens.
7. The configuration of the two parking spaces on the plans in the front garden is a nonsense. As drawn, the car on the west side has no way of a driver or passenger entering or exiting the vehicle. There is only room for one car at the front of the property. In addition The Meadway will lose another road parking space.

Overall the former No 12 is a very small site. I understand that the owners would wish to maximise their investment and create as much accommodation as possible, but the new property should surely respect the lives of the existing residents and reflect the special qualities of the Beach area?

I have tried to contact the relevant Planning Officer but without success due to her limited availability. Please accept this as my response to the Planning Application. I look forward to responses to my queries.

Yours sincerely,

Hilary Stirling

Ms Hilary Stirling