

From: **Philip Navier**

Date: Fri, 9 Jan 2026 at 07:39

Subject: Re: 45 Old Fort Road Shoreham-By-Sea AWDM/1522/25

To: Hannah Barker <[hannah.barker@adur-worthing.gov.uk](mailto:hannah.barker@adur-worthing.gov.uk)>

My research shows that when a local authority failed properly to assess an application for planning permission against planning policies compensation is payable. It is not an area where the local authority can escape scrutiny. There are numerous cases where a local authority has been ordered to pay compensation to householders.

I don't believe that proper regard has been given to the intrusive nature of the proposed development. The local authority is at fault for an "absence of any meaningful assessment of the appearance and size of the proposal in relation to the surrounding area and consideration of the neighbours' amenity".

The development is not compatibility with the character of the surrounding area. The property was built in contravention of the local authority's published planning guidance and to add insult to injury the local authority is condoning further overdevelopment of the site and this has an impact on my privacy. Shoreham Beach is supposed to have an open aspect and the closing down of the space between properties has an impact on my residential amenities. The fact that the no specific mention is made of the local authority's previous failings and that the plan seeks to compound the previous failure to observe the authority's own guidance shows how little regard is given to local residents.

Let me be clear I believe what has occurred and what is being proposed will result in detrimental harm to my privacy and the value of my residential property. This is due to the failure to observe the authority's own guidance. The District Valuer can be called upon to carry out valuations of the properties had the local authority properly observed its own planning guidance. It said that the authority can be liable to pay the homeowners compensation for not having proper regard to privacy. In addition where the local authority doesn't follow it's own guidance compensation may be awarded for any fall in the value of a property.

Philip Navier