Adur & Worthing Councils
Development Management
Place Directorate
Worthing Town Hall
Chapel Road
West Sussex,
BN11 1HA

James & Lynda Lyne
1 Adur Avenue
Shoreham-by-Sea
West Sussex
BN43 5NN

02/11/2025

Dear Sir/ Madam

**Proposed rear single storey extension and covered side storage area**

**7 Erringham Road, Shoreham-by-Sea, West Sussex BN43 5NQ**
**Reference AWDM/1360/25**

We received a letter from you via Royal Mail post on 01/11/25, dated 28/10/25; advising us of the proposed extension at our neighbours 7 Erringham Road.

This application comes as a complete surprise to us; we were not prior consulted/ notified of the applicants' intentions. This is not the first time this has happened, and we have previously specifically requested to our neighbours at No. 7. that for any future alterations to the boundary, please just come and speak to us first to discuss. For us receiving such letters out of the blue through the post is highly stressful and causes us great anxiety.

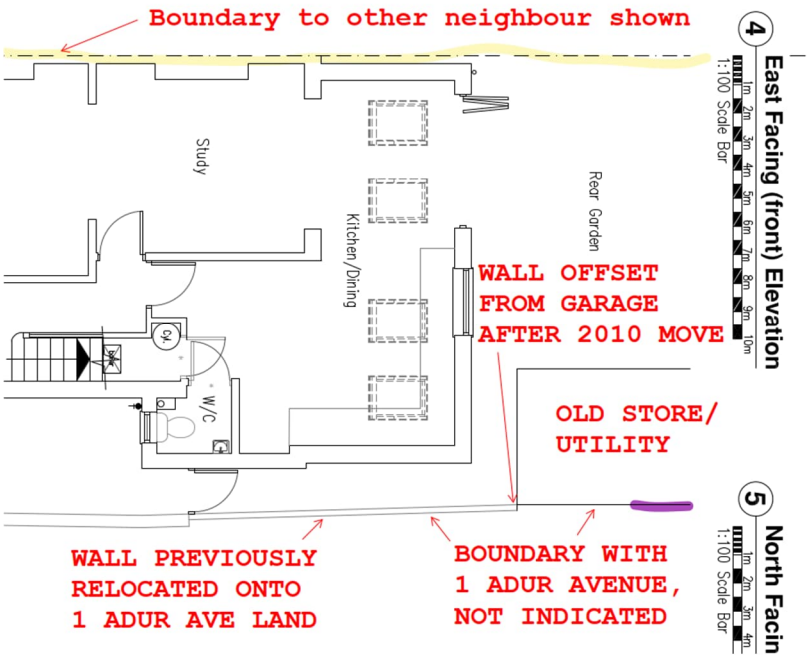
It should also be noted that had there been previous contact to discuss this with us, we would have had time to consider the changes proposed and had it verbally explained, instead of having just 21 days from 28/10/25, of which we did not receive this letter until 01/11/25. We are 'otherwise engaged' for 2 weeks from 09/11/25, so this leaves us very little time to find the plans online, understand them (without any input from our neighbour to explain), and comment. This all takes time and is a very unwelcome stress. It feels as though we are being rushed and haven't received the courtesy of being consulted by the applicant to ensure we fully understand the proposed alterations that may affect us.

Also, please note that the Royal Mail service seems rather slow at present and we have recently had letters posted to neighbours in error, so there is no guarantee we would ever have seen these plans/ known about them. We could easily have taken a three week holiday and missed the 21-day deadline and been none the wiser!

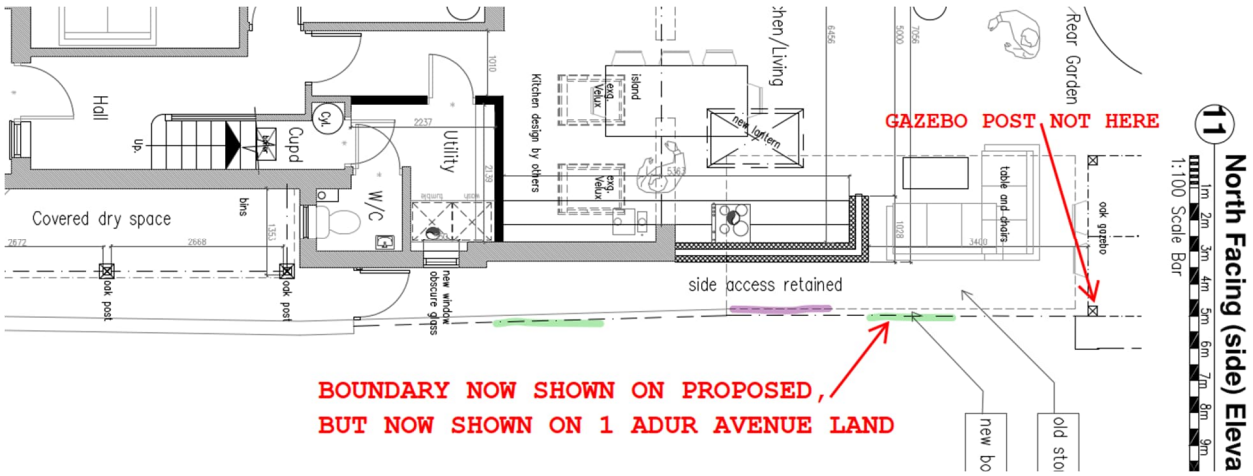
With regards to the current proposed alterations, we do have some comments with regards to the boundary alterations. I refer you to the 'agreement between the owners' document, which I have attached to this letter, which was signed by the previous occupants of 7 Erringham Road on 5th Feb 2010. Here the previous owners requested that the boundary wall be moved onto the property of 1 Adur Avenue due to the passageway being 'very narrow' as a result of building a rear extension. The previous owner of 1 Adur Avenue kindly agreed and clearly documented this in this 'agreement' document. The agreement document was included in our house sale purchase documents and indeed, it is our recollection that the applicant previously has acknowledged that he is aware of this document also, so we presume it was also in their house purchase documents.

From viewing the plans associated with reference AWDM/1360/25, I note that the existing boundary is not indicated on the 'As existing' drawing for our boundary, but is present on the 'as proposed' drawing. It is however indicated for the applicant's other neighbour on the existing drawings, so this seems an anomaly. The boundary, as per the land registry, is in line with the garage (old store/ utility) and indeed this is reinforced in the 'agreement' document below, which states "the boundary is measured from the northeast corner of the garage in a straight line to the centre of the shared brick pillar at the end of the Erringham Road Wall". Therefore, we believe that the proposed diagram boundaries are shown incorrectly, as the boundary has been moved onto 1 Adur Avenue land. The below marked up extracts indicate this, where purple indicates the line of the actual boundary along the garage (old store/ utility), and the green highlight on the proposed extract indicates how the boundary is now shown incorrectly repositioned onto our land.

## Existing plan extract




## New plan extract



We therefore believe that the plans depict the boundary line incorrectly, it should be in line with the (old store/ utility). Therefore, the plans seem to propose moving the boundary onto 1 Adur Avenue land and erecting a fence, without prior approval, such as was previously sought by the occupants in 2010 with the 'agreement between the owners of' document below. i.e. the boundary wall was previously moved in 2010, and now the garage (old store/ utility) is being demolished, the applicant wishes to follow the same line as the repositioned wall to presumably gain enough space for 'site access'.

Had the applicant discussed this application with us in advance, we would have shown him our side of the boundary and he would see that there is an established tree exactly through where he has shown the new boundary fence. The established tree has sentimental value. There is also a substantial established vine, which has been trained for many years, again directly in line of where the boundary fence is shown on the proposed plans. These are both planted on our property, so surely we are not required to remove them because our neighbour is choosing to develop his house and move the boundary line?

We do not wish to cede any more land as a result of further extensions on 7 Erringham Avenue, and if anything ideally would like the boundary moved to its correct position i.e. before it was moved as part of the 'Agreement' document below.

We are also concerned that the new proposed fencing could affect lighting in our office, with the bay window currently facing the garage. So its height is an issue for us. Indeed, it is also a concern that any building work for this project would be undertaken directly outside our office window and cause much disruption and likely damage to our property/ path adjoining the garage.

So to summarise our main comments are:

1, We would like the boundary line to be shown correctly on all the plans, recognising the previous movements of the wall onto our land as per the agreement document below and land registry. i.e. the boundary should be shown in line with the existing garage (old store/ utility) and should be at least shown 7 Erringham Road side of the wall that was previously relocated onto 1 Adur Avenue land. The boundary line should also be maintained in the same position on the proposed drawing, as surely it hasn't changed?

2, Any new fence should be placed 7 Erringham Road side of the established tree/ vine. i.e. this will mean in line with the current garage wall (old store/ utility) / the long established boundary. Simply it cannot go where it is shown as there is an established tree and vine in the way. Also, no changes to the existing 2010 wall, unless moving to its original location.

3, The height of the new proposed fence panels should not unduly impede the 'right to light' in our office bay window, i.e. no worse than today. Proposed panel heights should be shown on the plan, subject to any light loss evaluation.

Yours Faithfully

James & Lynda Lyne
Hard signed copy delivered by hand to Worthing Town Hall.
Soft unsigned pdf copy emailed to planning@adur-worthing.gov.uk

**Agreement between the owners of**

**1 Adur Avenue Shoreham by Sea BN43 5NN**
**7 Erringham Road Shoreham by Sea**

**On the alteration to the joint boundary wall**

**Background**

**When work had started by contractors to build a new rear extension to 7 Erringham Rd, replacing a conservatory and a small existing kitchen extension, the owners discovered that owing to the building line converging with the boundary between the two properties made the west end of the passageway between the front and back garden very narrow. The owners asked if there would be any objections to part of the existing boundary wall between the two properties being rebuilt by them on 1 Adur Avenue land. This would in fact line up with the rest of the wall between the garage on 7 Erringham Road and the archway on 1 Adur Avenue to provide a wider footpath around the new extension. This would mean that the whole wall would be to the north side of the boundary line as shown in the Deeds of Adur Avenue without any change.**

**This was agreed providing the wall is rebuilt on firm footings at the same height as the rest of the wall in similar materials and any damage caused to the existing wall repaired.**

**Point of clarification the boundary is measured from the northeast corner of the garage in a straight line to the centre of the shared brick pillar at the end of the Erringham Road wall of 1 Adur Avenue.**

**Signed** [redacted]

**Owner of 1 Adur Avenue** .....

**Owners of 7 Erringham Road.** Mark and Cristina Jenkins [redacted]

**Date.** 5th February 2010