Mrs Brenda Foster (owner and occupier)
92 Brighton Road, Lancing,
West Sussex, BN15 8LW

28th February 2024

Gary Peck (Planning Services Manager)
Adur & Worthing Councils,
Development Management,
Economy Directorate, Portland House,
44 Richmond Road, Worthing,
West Sussex, BN11 1HA

Dear Mr Peck

**Your Ref: AWDM/0182/24 - 90 Brighton Road, Lancing, West Sussex, BN15 8LW**

**Objection to Proposed Application to Vary Condition 1 of previously approved AWDM/1041/23 to form rear balconies with privacy screens to both dwellings.**

This letter has been written in consultation with and for and on behalf of Mrs Foster, the adjoining owner and occupier of 92 Brighton Road (the adjoining property), who will be significantly impacted by the proposed balconies to 90 Brighton Road.

Mrs Foster is deeply upset that Adur District Council approved the development AWDM/1041/23, with no conditions being applied, to protect 92 Brighton Road from the detrimental impacts of the development. Mrs Foster clearly expressed her concerns to the proposed development in her letter dated 11th August 2023.

**Privacy and Outlook**

The approved elevation drawing number 2834-06B provides a frameless glass Juliette balcony, with 1.8m heigh x 1m wide obscured glass screen, providing privacy from the Juliett balcony window, to the garden below in 92 Brighton Road.

The proposed elevation drawing number 2834-06E indicates a 1.2m heigh x 2.0m long glass screen, projecting from the previously approved 1.8m x 1m wide obscured glass privacy screen. The total projection of the screen is 3.0m. The drawing does not indicate if the screen is glass or obscured glass. The drawing note to the 1.2m high screen to the rear south elevation, indicates 'frameless glass balustrade'. Therefore, it appears that the rear south screen (and possibly the side eastern screen) is not intended to be obscured glass and therefore cannot be considered a privacy screen.

The proposed 1.2m high glass screen to the east and south elevations will provide no privacy whatsoever to the garden of 92 Brighton Road. The balcony will clearly result in an excessive amount of overlooking of the garden area to 92 Brighton Road. The previously approved extension is already considered by Mrs Foster to be overbearing and oppressive and the further addition of a balcony on top of the roof will amplify this negative impact. The outlook from the garden of 92 Brighton Road will be completely dominated by the extension and proposed balcony on top.

The proposal clearly does not comply with Adur District Council Development Management Standard No. 2 'Extensions and Alterations to Dwellings' clause 2.2 with regards to 'Privacy and Overlooking.'

The garden to the semi-detached 92 Brighton Road is very small and will be significantly impacted by the close location of the extension and proposed balcony on the boundary. The balcony will result in an unacceptable impact on 92 Brighton Road with regards to privacy and outlook and is not deemed to comply with Adur Local Plan Policy 15 'Quality of the Built Environment and Public Realm.'

The proposed balconies on top of the extensions will be overbearing and present an unacceptable increase in noise giving rise to significant adverse impacts to 92 Brighton Road.

Mrs Foster, the owner and occupier of the adjoining property and garden is recently widowed, and retaining privacy to the rear garden is of the utmost importance. The rear private garden is only small and there is no other outdoor space to the property to provide privacy and quiet enjoyment.

Privacy is a fundamental human right and is intrinsic to the quality of life. The proposed balconies present a significant and detrimental impact on the privacy of Mrs Foster, the adjoining owner and other residents in the direct vicinity.

**Noise**

Mrs Foster strongly objects to the propose Vary to Condition 1 planning application regarding the proposed roof balconies, due to serious concerns regarding noise pollution stemming from the proposed balconies. As the adjoining owner to the development, Mrs Foster is deeply apprehensive about the heightened noise levels that the proposed balconies are likely to introduce into her otherwise quiet residential environment. Mrs Foster requests that the following important noise disturbance issues are taken into serious consideration, when the Council assess the proposed application:

1. **Amplified Human Activity**: A balcony, by nature, is an extended living space and will likely see regular human activity. This includes conversations, gatherings, music, or other recreational activities, all of which could contribute to raised noise levels, especially during evenings and weekends.
2. **Elevated Noise Dissemination**: Given its elevated nature, noises originating from a balcony can travel further and might be more intrusive compared to ground-level noise. This could significantly affect surrounding properties, diminishing the peace and tranquillity Mrs Foster currently enjoys.
3. **Lack of Noise Barriers**: Unlike noises within a home that are somewhat contained by walls and windows, a balcony offers little to no barrier to sound. This can result in an uninterrupted propagation of noise to neighbouring properties.
4. **Potential for Frequent Gatherings**: Balconies can become focal points for social interactions, increasing the likelihood of frequent gatherings, which could lead to prolonged periods of elevated noise.

Noise disturbances have profound effects on individual well-being, sleep quality, and overall peace of mind. With the current configuration of the proposed balconies, Mrs Foster is gravely concerned about these negative impacts, which appear not to have been sufficiently considered by the applicant and/or disregarded.

Mrs Foster thanks you for taking the time to consider the above objection to the proposed balconies and trust that Adur District Council will act in the best interests of the district's residents and environment in assessing this application.

Yours Sincerely

[redacted] [redacted]

Mark Foster MRICS and Brenda Foster
For and on behalf of Mrs Foster