APP/Y3805/W/24/3337155
Cheyne Court, 29 Rectory Road, SHOREHAM-BY-SEA, BN43 6EB

Comments written by the live-in director of Cheyne Court Limited, Flat 10, Cheyne Court - Julian Ankersmit

28th May 2024

All enclosed pictures feature No 42 and No 44 St Julians Lane.

Re: 42 St Julians Lane

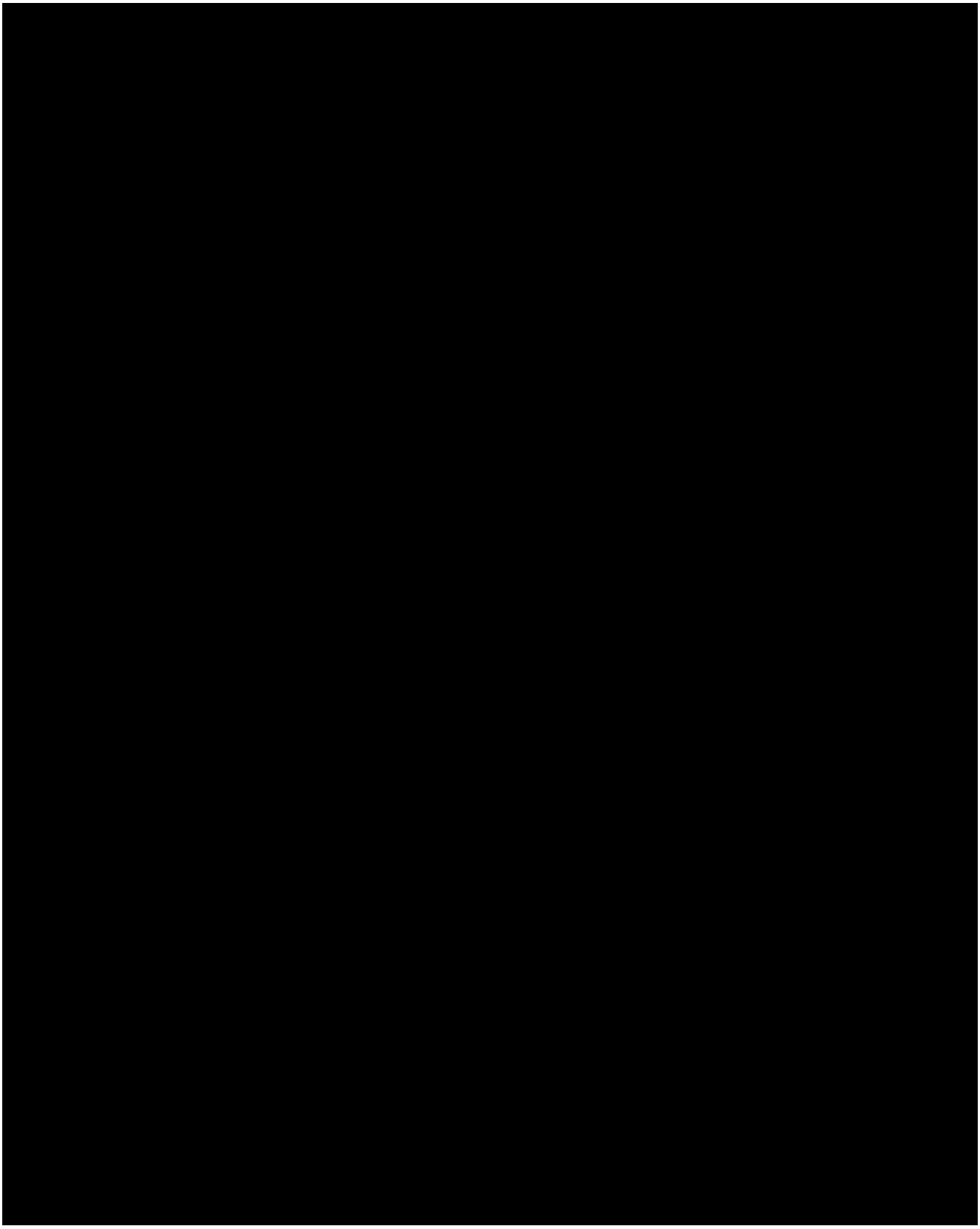
1. "We are overlooked directly by every flat facing south and regularly have existing residents looking directly into our home." - This is simply untrue, firstly the distance from Cheyne Court to their property is approximately 64 meters away, making it impossible for people to regularly look into their home. I'm sure residents have better things to do than use binoculars and make a point of spying on local residents. Secondly, during spring and summer months, none of the flats in Cheyne Court have direct views of the majority of No 42, however in the winter, flats 3,4, 5 and 6 do have partial and complete views of the whole building when foliage dies down, as it has been over the last few decades. Please see attached photos from top floor flats. Thirdly ALL 12 flats in the building face southwards.
2. "In addition it will have a very negative impact on light into our home from that direction" - not true due to distance between properties (see photos of top floor flats).
3. "There is already significant noise and disputes from Cheyne Court and again an additional floor and 4 additional flats will only add to that antisocial noise and indeed additional smells from those extra flats". - As a director of the block it is my job to make sure all leaseholders are living in a happy and respectful environment. We are lucky to have good residents. Antisocial behaviour is simply untrue again, as I would be the one to know about any regular negative scenarios due to complaints from other residents. More importantly, It is also discriminatory for No 42 to make assumptions (that are untrue) about Cheyne Court and its residents that they are antisocial and that they smell, when these claims are based on prejudices and judgement alone. Lastly I would like to add that Mrs Breden of No 42 has already shown us her hostile behaviour towards Cheyne Court and its residents when we had to fell a very small tree in out garden due to being mostly dead and it being a health and safety issue (due to large branch falling down) to children playing in the summer. The lady gained access to the building and knocked on doors trying to find someone suitable to discuss the tree felling situation. She found me, and told me it was unlawful to do as we were in a conservation area, demanded that a new fully grown tree be planted and craned in its place and commented aggressively "I don't want to look at your f'ing ugly building". We had to actually remind her we were not in the conservation area and had to ask her to leave the building or we would call the police.
4. The impact of 4 additional flats would not have any 'adverse' effects on local schools which are far away from Cheyne Court. There has been one minor road traffic accident affecting 2 vehicles only, near the building in 7 years, I work from home so would be mostly aware of any major issues.

5. Cheyne Court is not in the Kingston Buci conservation area.
6. Mr Braden is the land owner of his own property, nothing more.

Re: 44 St Julian Lane

1. “Cheyne Court are not maisonette’s and were built in a different period and next to properties of historical importance in a conservation area, which were built many years before, where they already overlook and where little thought has been given to their neighbours in respect of the placement of bin and bike facilities that not only cause a nuisance but are also a security risk” - We do not have bike facilities, this is a new proposal that would not affect neighbouring properties, furthermore the bin area would be re-modelled and improved to reduce health and safety issues and to keep the area free from rats / vermin and to acknowledge neighbouring concerns and to find a work around.
2. Shoreham Academy School, a newish development, approximately 110 meters away from Cheyne Court, is taller than Cheyne Court and a new floor would I believe, put the height at a similar height as the academy.
3. “We are already at a disadvantage being overlooked by Cheyne Court, as it is currently made up of three storeys and apart from our neighbours, no other property within the Kingston Buci Conservation Area is having to live with any neighbouring property above two storeys. This means their privacy is not invaded in any way from increased overlooking or increased heights in buildings that have an overbearing impact resulting in harm. To add a further storey to Cheyne Court, would disadvantage us further and that is not acceptable”. -
4. I am confident that the developer would agree to assist in the safeguarding of conservation borders, bin areas, hedge implementation, and to satisfy all security and other concerns raised in their letters and in addition to what the developer has already put forward, had the planning officer actually communicated / consulted with the developer, which they did not.
5. The comment made regarding that the residents of Cheyne court were not forthcoming and communicative cannot be compared to Shoreham Academy which is a commercial building with a huge footfall of around 2,000 people. The proposed re-development for the residential block Cheyne Court adds 4 additional flats with an additional and potential 6-10 people in total and does not impact local traffic issues and is dealt with in a different manner.
6. "Both the applicant and the residents of Cheyne Court have reported the lack of site security and trespassers wandering around the back of the block". - yes from neighbouring houses looking for shortcuts (by foot or by bicycle) to

reduce their journey time and those neighbours in local houses that allow their dogs to foul our rear gardens, hence why we need suitable fences as proposed, which only benefits the security and privacy for all concerned.



Flat 10, First Floor

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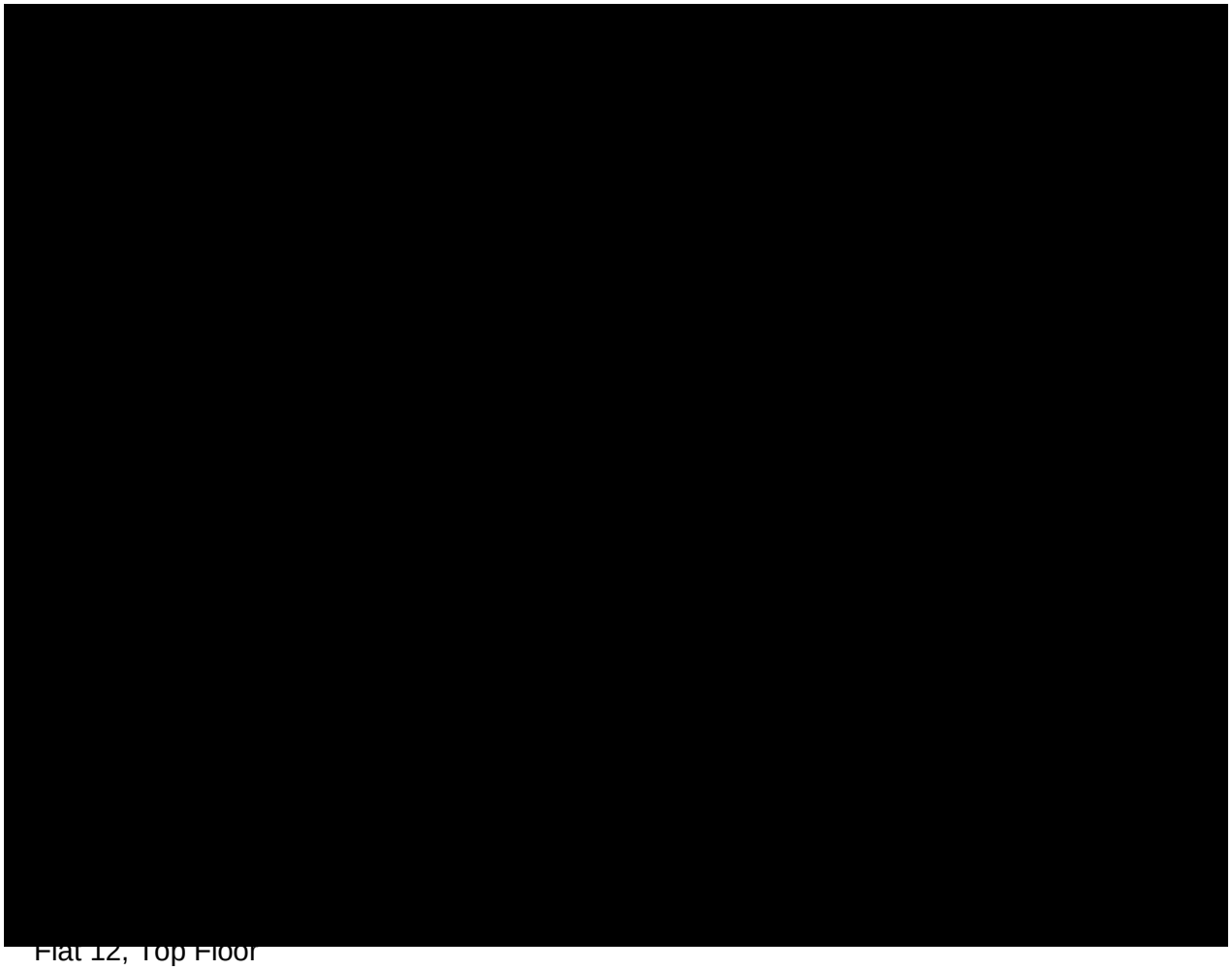


Flat 5, Top Floor



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Flat 6, Top Floor



Flat 12, Top Floor

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