Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/12/2025 5:54 PM from Mr Ian Wheeler.

**Application Summary**

| | |
|---|---|
| Address: | Mill Warbler Mill Lane Shoreham-by-sea West Sussex BN43 5AG |
| Proposal: | Single storey extension to rear of garage (west side). Conversion of extended garage to self contained annexe. Insertion of rooflights to create en-suite bedroom and dressing room at first floor. (Revised proposal). |
| Case Officer: | Marie O'Keeffe |

Click for further information

**Customer Details**

| | |
|---|---|
| Name: | Mr Ian Wheeler |
| Email: | |
| Address: | 7 Mill Lane Shoreham-by-sea West Sussex |

**Comments Details**

| | |
|---|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | - Design<br>- Privacy Light and Noise |
| Comments: | My name is Sarita Robson and I am an architect (now retired). My husband and I object to the revised proposal, dated 24/11/25 for the following reasons.<br><br>The number of North facing rooflights that directly look at our property and into our garden has increased from two to three, impacting our privacy even further.<br><br>Our property is far closer than any property on the south side, where sill heights are proposed at a higher 1.7m. Those facing our property and looking directly into the whole of our back garden are at a low 1.1m sill height. This will create a large invasion to our current privacy. We can email a diagram that illustrates the difference in closeness to our property on the north side, compared to those on the south.<br><br>Whilst we have some tree cover, we cannot rely on the existing trees for privacy as storm damage has reduced our tree cover in this area and may do so again. We do not have any corresponding views into the bungalow's current windows or its garden, just the pitched roof. This proposal, however, will allow views from the |

new rooflights over the whole of our back garden and into our main rooms as the bungalow is located much closer to the boundary wall than our property.

We note that the rooflights on the East and West elevations have been removed in this application and yet the rooflights facing the north have increased. As the proposal stands, we are the only neighbours that will be substantially affected and therefore likely to object.
- We ask for the same privacy consideration as the south facing rooflights on the proposed plan, with 1.7m sill height rather than the 1.1m proposed and glazed with obscured glass, not an applied film or mirrored glass which would cause reflected sun glare and be out of keeping for a residential area.
- Five of the proposed rooflights will be highly visible from our property at night and could create a large amount of new light pollution at night. Rooflights, especially over living spaces such as the kitchen and stairs, could be left without blinds and is an additional concern. If any of these windows are approved, we would request a method for reduction of light pollution at night.
- Whilst no written dimension appears on the scaled plans, we would like assurance that the ground floor extensions and any works on the existing garage walls are at least 1m away from the boundary.
- The foundation work for the new side ground floor extension proposed may overlap with the roots of a mature holly tree close to the dividing wall and we ask for consideration that the tree roots are not damaged, or the tree made unsafe by the proposed groundworks. * **
- While not the intended purpose of the Annex today, should circumstance or ownership change, that the annex does not become a separated short or long term let residential unit or be possible to be sold as a separate unit.
In conclusion, our primary objection is privacy from the three North facing first floor rooflights which could be solved by:
A) keeping the bedroom on the ground floor, or
B) removing the rooflights on the north side, or
C) through using obscure glass, changing sill height to 1.7m and ensuring reduction of light pollution.

We have no objections to the ground floor annex proposal if blinds against light pollution can be incorporated within the rooflights.

Sarita Robson RIBA, DipArchCons
& Ian Wheeler

*From desktop research, roots larger than 2.5cm diameter should only be severed after consultation and consent of an arboriculturist as they may be critical for the tree's stability and health. Also, care must be taken not to let exposed roots dry out and backfilling needs to be correctly done.
**Please note that all the trees within our garden stand within the conservation area and are subject to additional regulation.