From: **High Beech**
Date: Wed, 15 Oct 2025 at 21:53
Subject: AWDM/0291/25 Objection to Proposed Two-Storey Extension at 169 Upper Brighton Road
To: <planning@adur-worthing.gov.uk>

Dear Jackie Fox,

Following careful consideration and based on recent, uncommunicated site activity, I hereby formally object to the proposed two-storey extension at the property known as 169 Upper Brighton Road on the following grounds:

Grounds for Planning Objection

1. **Overlooking and Loss of Privacy:** The proposed two-storey design will result in significant overlooking into private areas of my property, leading to an unacceptable loss of privacy.
2. **Loss of Amenity and Light:** The height and proximity of the extension will cause a substantial loss of light to habitable rooms and amenity spaces within my property.
3. **Impact on Vegetation:** The scale of the development will adversely affect the health and viability of trees and plants currently located within my garden, a factor that should be considered against local environmental policy.
4. **Breach of Covenants:** The proposed development appears to be in non-compliance with existing restrictive covenants governing properties within this estate.

Structural and Boundary Concerns

A related, and critical, issue involves recent activity on the shared boundary. The garage, which was constructed onto the shared boundary wall, has recently been demolished and removed. This work proceeded without prior communication or consent.

This unilateral action has potentially compromised the structural integrity of the boundary wall. The lack of dialogue regarding this removal calls into serious question the current status and safety of the shared structure.

Proposed Resolution

Given these issues, particularly the unmitigated disturbance of the shared boundary, we request that the planning committee considers the following:

- **A reduced scale:** The proposed extension should be limited to a single-storey design to mitigate the effects of overlooking and loss of light.

- **Boundary Indemnity:** An indemnity agreement must be mandated and secured to legally protect against future liability and costs associated with the now-disturbed boundary wall.

I look forward to hearing from you soon.

Kind Regards,

Mr S Forrest