

REPRESENTATION: OBJECTION TO PLANNING APPLICATION

AWDM/0696/26 | 66 Buckingham Road, Shoreham-by-Sea

64 Buckingham Road
Shoreham-by-Sea
West Sussex
BN43 5UD

03 July 2026

Development Management Section
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
BN43 6PR

Dear Sir/Madam,

Planning Application Reference: AWDM/0696/26 | Planning Portal Reference: PP-14965613

Proposal: First floor extensions above existing ground floor side and rear extensions; new unified roof form; garage conversion; and new front porch

Location: 66 Buckingham Road, Shoreham-by-Sea, West Sussex, BN43 5UD

We write as the owners and occupiers of 64 Buckingham Road, the immediately adjoining property to the south of the application site, to object to the above application.

1. Overbearing Impact: South Elevation at First Floor Level

Our property shares a boundary with the application site at its northern boundary. The gap between the proposed first floor extension on the south side of 66 Buckingham Road and the shared boundary is as small as 116mm in places. This represents an effectively nil separation.

The existing relationship at this boundary is single-storey — the current side extension to number 66 is a low-rise structure that has been an accepted and established feature of the boundary condition. The proposed scheme would replace this with a two-storey wall (rising further to roof accommodation) at near-zero separation from our boundary. This represents a significant and material change in the scale and massing of development immediately adjacent to our property.

We consider that this would result in a materially overbearing impact on our property and its occupants, in terms of the sense of enclosure, loss of outlook, and the dominance of built form at the shared boundary. This concern is distinct from and additional to any question of overlooking or sunlight: even accepting the applicants' agent's arguments regarding the oblique relationship between the properties and the absence of direct sunlight impact, the overbearing effect of a near-boundary two-storey wall at this location is a self-standing harm that weighs against approval.

We note that the Design and Access Statement addresses neighbour amenity at some length but focuses principally on overlooking and sunlight. The overbearing impact arising from the proximity and scale of the south elevation at first floor level is not adequately addressed.

We respectfully invite the Council to have regard to Policy 15 of the Adur Local Plan 2017, which requires development to respect and enhance the character and appearance of the site and its surroundings, and to give proper weight to the impact on the amenity of neighbouring occupiers.

2. Scale and Massing: Rear Roof Dormer to East Elevation

The proposed scheme includes substantial accommodation within the new roof form, served at the rear by a large dormer to the east elevation, set off-centre, with significant glazed openings. The Council's own neighbour notification describes this as a "2nd floor roof extension at rear" — a characterisation that more accurately reflects the scale of the proposal than the language used in the agent's supporting documents.

The existing dwelling is a two-storey, three-bedroom property. The proposed scheme significantly adds to the living space and would create a three-storey, five-bedroom property. This is a transformative change in the scale of the dwelling that goes materially beyond what the applicants' agent characterises as a proportionate remodelling. The unified roof form, while architecturally coherent in concept, in practice accommodates a full additional floor of habitable accommodation, accessed via a rear dormer of substantial scale and glazing on the east elevation.

Unlike the side-facing bathroom windows, which are obscure glazed, the rear dormer glazed openings serve habitable rooms with direct eastward outlook over rear gardens. The existing dwelling has no rear-facing accommodation at second floor level. This represents a new category of inter-visibility that the application introduces, rather than an extension of an existing condition.

We consider that the scale and massing of the rear roof extension, and the step-change it represents in the overall size of the dwelling, is not proportionate to the character of the plot or the surrounding area and is contrary to the requirements of Policy 15 of the Adur Local Plan 2017 in respect of scale, massing and height.

3. Conclusion

For the reasons set out above, we respectfully object to this application and invite the Council to refuse planning permission. The two grounds of objection — the overbearing impact of the south elevation at first floor level at near-zero boundary separation, and the disproportionate scale and massing of the rear roof extension — each represent material planning considerations that weigh against approval and are not adequately addressed in the submitted supporting documents.

We would welcome the opportunity to discuss these concerns with the case officer and are available to do so at any time.

Yours faithfully,

Mr G and Mrs P Anderson
The Owners and Occupiers
64 Buckingham Road, Shoreham-by-Sea