

Planning Application AWDM/0626/26

54 Old Fort Road, Shoreham-by-Sea

5th June 2026

Dear Planning Officer

I wish to object to planning application AWDM/0626/26 for the demolition of the existing chalet bungalow at 54 Old Fort Road and its replacement with a three-storey dwelling.

I am the occupier of the adjoining property at 52 Old Fort Road and have lived there for approximately 10 years.

My primary concern is the impact the proposal would have on the daylight and outlook enjoyed from the east side-facing windows of my home. These windows serve principal habitable rooms, including the kitchen and living accommodation, and an office where we both work from home.

The existing chalet bungalow is relatively low in height and allows a significant amount of visible sky above the roofline. The proposed three-storey dwelling would introduce a substantially taller and more dominant structure immediately adjacent to my property, resulting in a significant reduction in visible sky and daylight to these rooms.

I am also concerned by the overbearing impact of the proposal. The scale, height and massing of the building would create a dominant presence alongside No. 52 and would materially reduce the sense of openness currently experienced from both the house and garden.

Finally, I request that careful consideration is given to the impact of the proposed terraces and elevated external areas on neighbouring privacy and residential amenity.

Given the scale of the development and its proximity to neighbouring habitable room windows, I respectfully request that the Local Planning Authority confirms whether a daylight and sunlight assessment has been undertaken and that a site visit to No. 52 is carried out before the application is determined. The impact on daylight, outlook and residential amenity cannot, in my view, be fully appreciated from the submitted plans alone.

For these reasons, I believe the proposal would result in unacceptable harm to the residential amenity of our home, No. 52 and I respectfully request that the application is refused.

Yours faithfully,

Melissa & Jem Blake

Old Fort Road

Shoreham

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