PB

PHILIP NAVIER, 39 THE MEADWAY,
SHOREHAM BY SEA, WEST SUSSEX. BN43 5RN

NOT SCANNED

18 January, 2011

James Appleton
Executive Head of Planning, Community and Wellbeing
Development Management
Adur District Council
Civic Centre
Ham Road
SHOREHAM BY SEA
West Sussex
BN43 6PR

ADUR D.C.
CHIEF EXECUTIVE'S DEPARTMENT
20 JAN 2011

YOUR REF: ADC/0356/10

For the attention of Peter Barnett

Dear Sir:

DEMOLITION OF CHALET BUNGALOW AND ERECTION OF SEMI DETACHED PAIR OF PART TWO/PART THREE STOREY THREE-BEDROOM HOUSES 9WITH GREEN ROOF TERRACES AND FRONT BALCONIES) (REDUCTION IN SIZE)

43 OLD FORT ROAD, SHOREHAM BY SEA, WEST SUSSEX BN43 5RL

Sun Path Report

The sun path report [attached marked exhibit 1] says: -
"From the computer sun path analysis report it is clear to see that with the new amendments in place the building has no bearing impact with the amount of light the neighbouring properties receive over the seasonal year. Given the orientation of the buildings are South facing this allows maximum light penetration to the rear and sides as well as uninterrupted light from the North during the Winter months."

My first observation is that the only buildings that appear to have been considered are the properties that front on to Old Fort Road. The properties on Old Fort Road are south facing so it is illogical to say that this allows maximum light penetration to the rear. The buildings on Old Fort Road are South facing and in the Northern Hemisphere with the sun in the Southern Hemisphere it is impossible for there to be uninterrupted light from the North during the Winter months.

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At present I have uninterrupted light from the South into my lounge during the Winter months and the proposed development will impact on the amount of light I receive.

Looking at the Sun Path Diagrams, [attached marked exhibit 2] that detail the position at 12:15 pm November View A shows the shadow that the development with throw on the properties to the rear. It also demonstrates the properties in Old Fort Road and The Meadway will have **interrupted light** during the Winter months. If you take a ruler and measure the fence, approximately 5mm in scale, and then the shadow from the fence this is approximately 15mm. The shadow is approximately 3 times the size of the object blocking the sunlight. The diagram also shows that the shadow goes well beyond the boundary fence. Even if it argued that the boundary fence is in the wrong position the shadow from these "block" houses will extend 3 times the height of the buildings and directly affect my property.

Looking at the Sun Path Diagrams, [attached marked exhibit 3] that detail the position at 12:15 pm 01 January View A shows the shadow that the development with throw on the properties to the rear. It also demonstrates the properties in Old Fort Road and The Meadway will have **interrupted light** during the Winter months. If you take a ruler and measure the fence, approximately 5mm in scale, and then the shadow from the fence this is approximately 15mm. The shadow is approximately 3 times the size of the object blocking the sunlight. The diagram also shows that the shadow goes well beyond the boundary fence.

Issues with building height/design

There is an admission that there are light issues and this throws up legal considerations. The amended Design Statement [attached marked exhibit 4] can be used to demonstrate that the affect of this construction will totally block out light to the rear of my property in the Winter months. The propose construction is effectively side boundary to side boundary leaving no gap from this site allowing sun light to the rear.

The proposed development backs onto my property. The rear of my property is set back further than numbers 37 and 41 The Meadway. The effect on my property has to be considered. As a statutory body I expect Adur District Council to uphold the rule of law and my historic right to light – see my earlier letter objecting to this development.

To argue that a building can be compared to a neighbouring property of a different construction is interesting but in entirely flawed. The property used for comparison does not back onto my property. The development is a "block" and will have an entirely different shadow profile. The block construction put forward will totally block out my light in the Winter.

Issues with design

A man in the street if shown these designs would reasonably conclude that this is a speculative property venture which neither properly considers the effect on neighbouring properties. It will impact on the open spacious nature of Shoreham Beach. A key character of the area is low level housing with an abundance of bungalows and chalet style dwellings.

Local Plan Policy AH1 relates to new residential development. This proposed development does not respect the appearance, character and scale of adjoining properties let alone the wider environment of Shoreham Beach. This proposed development looks like a block that has been divided into 2 and extends to the boundaries of properties on either side at first level to the detriment of adjoining properties. The height of the development does not respect the property to the rear. This is clearly overdevelopment.

The plot is not wide enough to be divided into 2 whilst respecting neighbouring properties.

The "block" will impact on properties that adjoin the plot with specific harm of overshadowing, being overbearing and result in loss of privacy.

No consideration has been given to plant life for those who have ground based gardens. A garden in the sky is interesting. It makes the point that the rear of the property will be cold and overshadowed. The property will blight those who still respect earth based plant life. As the population ages, I am shortly to retire, the needs of people to have proper use of ground based gardens must be an environmental consideration.

In line with having a sympathetic approach to environmental issues I had been considering having solar voltaic cells on my roof, I can provide the estimate, but when I got notice of this proposed development and the likely shadow effect I put the matter on hold.

Yours faithfully

[redacted]

Philip Navier

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