Mr & Mrs Westlake

3 Mill Hill

Shoreham By Sea

BN435TG

Email. [redacted]

30th April 2022

Proposed development 1A Mill Hill Shoreham by Sea BN435TG

Planning No. AAWDM/0611/22

Reasons for comment : Objection to above Planning Application

Overdevelopment & overshadowing

Noise & lighting

Privacy

Public Safety

Design Materials

Visual Impact

Trees

To Peter Barnett : planning@adur-worthing.gov.uk

Dear Mr Barnett,

Thank you for informing us of the proposed planning application for

No. 1A Mill Hill Shoreham by Sea West Sussex

We live at No 3 Mill Hill next door on the north side of the proposed development at No. 1A Mill Hill and we wish to object to this planning application No.AAWDM/0611/22 .

We feel this property will be imposing and overbearing on the south side of our property and will overshadow causing loss of natural light to existing windows causing a damaging affect to health & wellbeing. The flat roof with roof terraces and access will also cause loss of privacy and enjoyment of our garden. This is already a large family 4-bedroom house which occupies most of the plot leaving very little garden and has been extended and updated.

NOISE AND LIGHTING

We have real concerns regarding the sound and artificial lighting from the proposed development The lighting on the roof during night-time hours would cause a light pollution to nearby properties in Mill Hill and be seen from the road and surrounding houses. Also issues with sound and loud noise coming from the roof in the evening and night-time hours is a major concern and would add to the noise nuisance for people living in Mill Hill.

PRIVACY

The flat roof is of great concern as this will cause loss of privacy by overlooking our garden and house and that of our neighbours.

WEATHER & PUBLIC SAFETY

It gets extremely windy in Mill Hill especially as there are open fields behind the properties on the west side of the road. The roof terraces would be a very worrying aspect with tables chairs etc. that could cause injury to people and damage to property during high winds and storms.

The forecast for the future with climate change is more high wind speeds and increased storm events and we feel this should be taken into account when considering this application for a flat roof at No 1A. bearing in mind the amount of damage caused to our neighbour's property with the roof being completely blown off during storm Eunice.

DESIGN

Mill Hill has the feel of a country Lane with many trees and hedgerows and the scale of the building on this plot will dominate the street scene leading up to the South Downs National Park and Nature Reserve which would be detrimental to the area.

The size and character of the property is out of keeping with properties in Mill Hill and the surrounding area especially the flat roof terraces which are a particular concern that would generate artificial lighting and noise at night causing a disturbance to us and our neighbours in Mill Hill and Mill Hill Drive.

We feel this would set a precedent for future developments in Mill Hill which would change the character of the street scene dramatically.

MATERIALS

The materials are not in keeping with any of the properties located in and around Mill Hill and seem to be more in keeping with properties now found on Shoreham beach e.g., charred timber and glazed tiles

Surrounding properties in Mill Hill are mainly brick or render finishes and tiled roofs and we do not think that an extremely large flat roof with roof terraces would fit in with the existing properties.

VISUAL IMPACT

Anyone driving up Mill Hill past No. 1A or turning out of Mill Hill Drive will see this imposing two/ three story building dominating the street that will be completely out of character with its flat roof and parapet walls to the detriment of the street scene.

TREES

We are concerned that damage may be caused to the root system of the trees & hedges to the front and south boundary of our property during excavation work and this could cause the loss of the trees. This would result in a loss of privacy to our property and garden, and it would also change the visual aspect of the street scene .This in turn would impact on wildlife that frequent our garden and nest in the trees and hedges.

During storm Eunice the felt on the roof completely lifted off of No 1A Mill Hill and would have come into our garden had the trees not been there and acted as a barrier. This could have resulted in serious damage or injury to us and our property.

1A Mill Hill Planning application form submitted

With reference to the planning application form submitted we have found the following answers to the questions incorrect and misleading:

Roof : Answer Clay tiles – These have already been replaced by a felt roof.

Trees & Hedges :

Are there any trees or hedges on adjoining property which

are within fall distance of proposed development. – Answer No

There are trees and hedges on the boundary.

Parking

Will the proposed works affect existing parking arrangements answer No

but the parking would be considerably reduced and the garage removed

resulting in more parking space lost.

Drawing No.306 shows the north side wall of no. 1A being built on our south boundary

Surely this would need our permission.

The plan also shows a side window which is directly opposite an existing window on the south boundary of our property this would result in loss of privacy as it would look directly into our bedroom .

No 1 MILL HILL

We would like to bring to your attention that the front of this property faces north with the back & garden facing south running down Mill Hill well away from No 1A .

The proposed Leisure facilities with outdoor sunken seating area and the vast imposing wall are all situated on the north side of No.1A right next to our property.

[redacted] we are extremely. worried about the amount of noise this will generate and how it will impact on us .

We feel this proposed house would be better suited on a larger plot with ground around it so as not to disturb the neighbours when entertaining.

We respectfully request that this application be refused, and a more sympathetic application be submitted which is in keeping with the street scene in Mill Hill and more suited to the size of the plot.

Best Regards

Mr C Westlake Mrs P Westlake