ADUR & WORTHING
22 JUN 2016
PLANNING SERVICES

Mr. B Lovett
20 Kingston Lane,
Shoreham-by-Sea,
West Sussex.
BN43 6YB

17th June 2016

Dear Eve,

We write to you with regards to the planning application submitted for 22 Kingston Lane, Shoreham-By-Sea, BN43 6YB. Your Ref: AWDM/0811/16.

We own and live at 20 Kingston Lane, the attached property.

We received your letter dated 1st June 2016 informing us of the application.

Our neighbours kindly put plans for the proposed renovations through our door for us to look at.

Having studied the plans and discussed them with the owners of no.22, we have some concerns relating to proposed building works.

Please note our comments below:

1) The plans show a loft extension to the rear of 22. The plans show this to come off to the west elevation at 90 degree angle from the chimney of no.22. The rear of no.22 is currently offset to the south-west of our property by approx 1500mm. The plans show the loft extension coming up from the corner of this offset. The proposed third floor to the rear of no.22 will have a significant impact on the light into the bedroom and bathroom located to the rear of our property. We will not receive daylight in to these rooms until after 1pm once the sun has moved around to the south side of the houses. This will be even more noticeable in winter months, when the sun is lower in the sky, affording only a few hours of daylight each day. This will also have a big impact on the light that comes in to our family/kitchen room which is the main living space of our home.

2) Our second concern is the overlooking element that the 3rd floor will generate. We have skylights in our kitchen/family room and the windows proposed in the third floor extension will naturally create on over looking issue. We also have a bathroom in this area of the house which we use for showering etc. To be over looked in this area, we feel would impact on our privacy.

3) Our third issue is the general impact the third floor extension would have on the garden of our property. As previously mentioned no.22 is set back from our property by 1500mm (approx.) With the loft extension in place this will create an imposing, shadow casting, three storey structure. It would feel like we were 'living in the shadow' of no.22.

We have only recently purchased our property (April 2016). Had the proposed extension been built prior to us viewing/purchasing our property I genuinely feel that we would not have proceeded with the purchase due to my aforementioned comments/reservations. If in the future we decide to sell and move on, would the proposed extension to no.22 have an impact on the sale of our house no.20 and it's market value?

We have raised our concerns with our neighbours and have spoken to them. They seem very amicable but we feel it is best to lodge our concerns with yourselves.

Should you wish to discuss any issues relating to the above or would like access to our property to see our concerns for yourself please contact us.

Regards,

[redacted]

Brett & Gemma Lovett

Brett: [redacted]

Gemma: [redacted]