

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/09/2025 1:44 PM from Miss Katherine Ryan.

Application Summary

Address:	Development Site 3 To 19 New Road Shoreham-by-sea West Sussex
Proposal:	Proposed 2no. semi-detached dwellings and associated landscaping and parking (AMENDED PLANS RECEIVED AND AMENDED DESCRIPTION)
Case Officer:	Peter Barnett

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Customer Details

Name:	Miss Katherine Ryan
Email:	
Address:	15 New Road Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design
Comments:	<p>I am writing in objection to the proposed scheme as I am still concerned with the proximity of the new houses to the existing New Road terrace houses, including my own.</p> <p>Adur District Council's Development Management Standard No. 1 Space Around New Dwelling and Flats states that "the minimum distance between the rear of one or two storey dwelling is 22m". It also states that "where principal windows on the rear of one dwelling face the side of another dwelling or block of flats (which does not contain principal windows), a distance of 11m is required from a single-storey dwelling or structure (such as a garage) and 14m from a two-storey dwelling or building".</p> <p>The front of the new houses face the rear of the existing terrace, including numbers 11, 13 and 15 New Road, with principal windows of the new and existing properties facing towards one another. It is not a rear-to-side relationship. The proposed eastern house (R6) is located approximately 9.5m from the rear of 15 New Road at ground floor level and 13.5m at first floor level. This is closer than the separation distances required by the council's standard.</p>

There may be an issue of overlooking from the south-facing dining room window of R6 towards the rear of the existing terrace houses. However, this is a ground floor level window and it is likely to be less problematic than the overlooking issues of previous designs.

Unfortunately, the submitted drawings do not include elevations or sections of the new houses in context with the existing terrace houses, which makes the relationship between them difficult to assess.

If the houses were to be approved I hope that conditions would be imposed to suspend permitted development rights, preventing any future expansion of building footprint or height. Any further enlargement of R6 is likely to have a negative impact on the existing terrace houses.

Despite the above concerns, I do think that this latest design is a great improvement over previous versions. Although still fairly large in scale, I am pleased that the massing of the proposed houses is generally located to the north/west side of the site and that the overbearing effect on the existing terrace has been reduced. I am also pleased that the form of the eastern house (R6) has been decreased in height to one storey where it extends closest to 11, 13 and 15 New Road.
