ADUR & WORTHING
- 1 OCT 2018
PLANNING SERVICES

Riverlodge,
57 Riverside Road,
Shoreham by Sea,
West Sussex.
BN43 5RB

Marie O'Keeffe
Planning Department
Adur & Worthing Councils

27th September, 2018

Ref AWDM/1075/18

Dear Marie,

Thank you for your site visit.

As we discussed, we wish to object to the proposed development on the following grounds:

* A 2-story garden property is not in keeping with the local area and would set a precedence for future developments. It is large enough that, in future, it could potentially be sold as a separate dwelling, or be used as a B&B type property.

* The current height of the existing, to be demolished, boat house is approx 2 metres, and is essentially not visible behind our garden fence and shrubbery. This is to be replaced by a new property 6 metres high, 3 times the size, almost on the property boundary, which would be unacceptably over-bearing.

* Whilst there may be little overall impact to the amount of light, the characteristics would change and there would no longer be any direct morning sunlight to the east of our garden.

*As part of the existing EA Flood Defence works, the shared slipway is being replaced and laid to patio. The proposed balcony would overlook this, causing a loss of privacy.

In reviewing the proposed development on the Planning Website, there would appear to be an error in the plans submitted. The proposed occasional sitting room and bathroom are described as being on the first floor, the floor plan shows them on the ground floor.

Originally, the properties on Shoreham Beach were sold on 999 year leases, with West Sussex CC as the Landlord. The Leases contained a Covenant "…. not to use or permit to be used the said demised premises *or any buildings to be erected thereon for any purpose except as one private dwelling house*….." When the freehold was bought

in 1985 this Covenant was retained. It is arguable that, since the proposed annexe is separate from the main house, and of such a size, it could be considered a second dwelling prohibited by the said Covenant.

Yours sincerely,

[redacted]

Keith & Mrs. Kate Binks