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Adur & Worthing Council

By email only to:- planning@adur-worthing.gov.uk

Our Ref: [redacted]
Email:
Direct Dial:

Your Ref:

25 August 2022

Dear Sirs

Re: Planning Application AWDM/1280/22
Elreg House, 58 Rosslyn Road, Shoreham by Sea, West Sussex, BN43 6WP

Please accept this letter as objection to the application referred to above. We are executors dealing with the estate of the owner of 17 Rosslyn Avenue, Shoreham by Sea, BN43 6WJ. Number 17 Rosslyn Avenue backs onto the proposed development.

17 Rosslyn Avenue is a chalet type bungalow with a short garden and very little distance between the end of the living accommodation and the proposed development. We enclose a photograph evidencing this.

Raising the elevation and increasing the development of Elreg House will have an overbearing impact upon 17 Rosslyn Avenue, deprive it of light, of privacy, its view, subject it to added noise from Elreg residents' rooms and significant light nuisance at night.

It will cause significant loss of amenity and devalue 17 Rosslyn Avenue to an unacceptable extent. This would have an adverse impact upon anyone residing there and upon the residuary beneficiaries of this estate.

This is a residential area with buildings closely abutting each other. An elevation of this extent is not in keeping with the character of the local area. Its bulk and massing are overbearing and grossly out of scale with what should be permitted in this vicinity. We have considered the objections of other local residents and echo their concerns over the impact this would have upon the reasonable enjoyment of their properties and resale values.

We enclose for your information an aerial view evidencing 17 Rosslyn Avenue and its close proximity to the proposed development. The street view of 17 Rosslyn Avenue shows the proximity to the proposed development and the existing ground floor unit

partners julian cioffi fhg law ltd mark barrett nicole lawton moira macfarlane

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from which a view can be formed of the adverse impact the development will have on this small residential unit, its amenity, its privacy, its view, its value and the reasonable use and enjoyment of the home and garden.

Please accept this objection and give it full consideration when determining the application, which we must oppose for reasons set out in this letter in the interests of this estate.

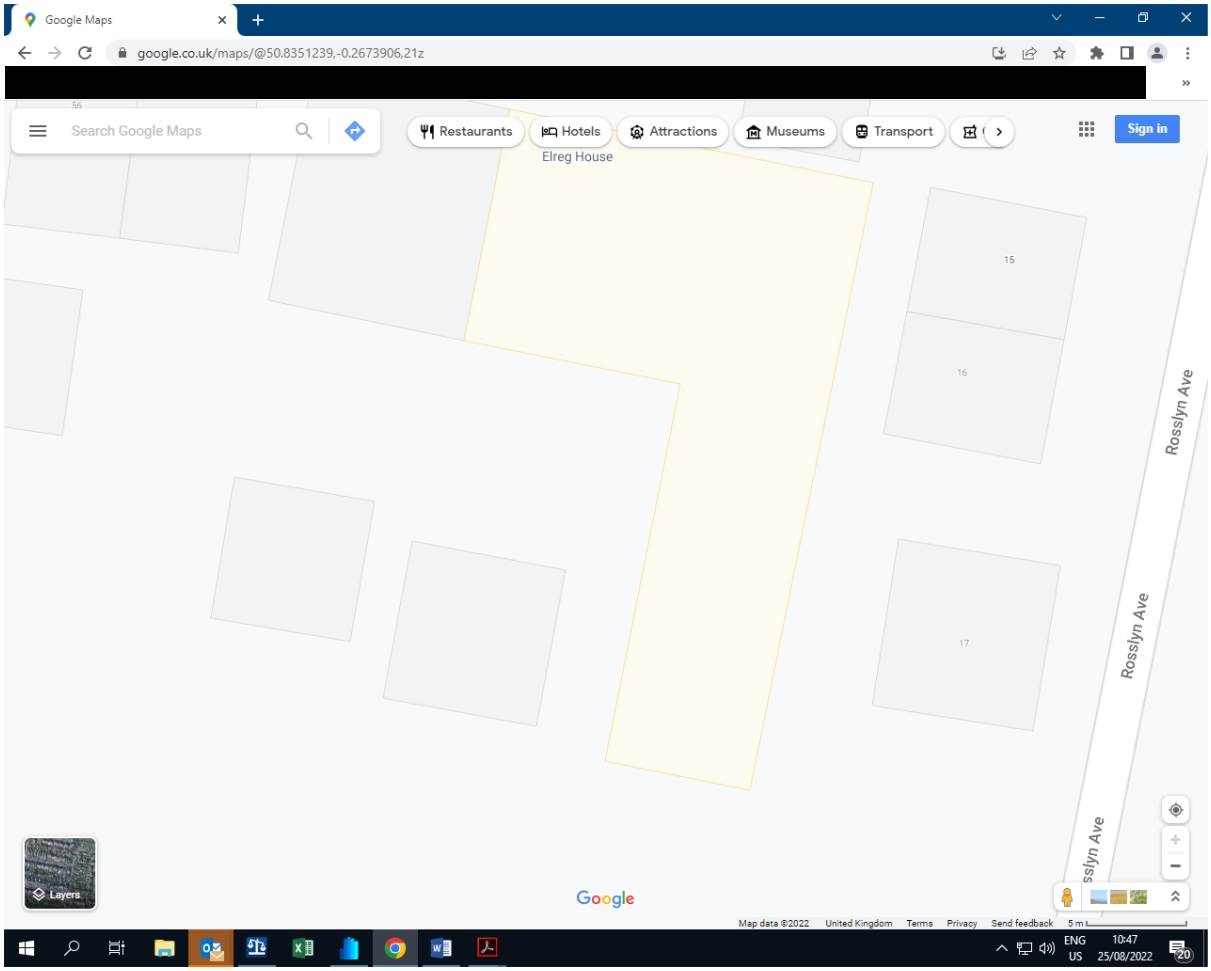
Please direct all future correspondence to the address above so as to avoid any delay in our further replies.

Yours faithfully

[redacted]

Fitzhugh Gates

Encs.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