148 Old Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5TE

5/7/24

Dawn Anthony Unsted, Planning Case Officer,
Adur District Council

Ref: AWDM/0784/24 Alternative ref: PP-13160650

Re: Objection to planned extension at 146 Old Shoreham Road, Shoreham

Dear Dawn Anthony-Unsted,

I'm writing to strongly object to the plan for a large extension to the rear of the next-door neighbour's property at 146 Old Shoreham Road, for the following reasons:

It's Not An Extension But A Separate Development/Dwelling.
Firstly, I don't believe the plans submitted to the Planning Department, could be classed as for a rear extension, as they are for a large development that would be able to be used as a separate dwelling.

The plans show a double bedroom, bathroom, living room, office, plus a space where a kitchen could be installed. It mentions new exterior doors are 'to match existing' – so it appears likely the existing lockable doors could be retained to separate the new development from the main house, when or if the homeowner wished to rent it out (plans are rather vague in detail).

The Government's Extension To Householder Permitted Development Rights cannot cover this build because the plans show it's not a larger extension, but a new development/separate dwelling. Therefore it needs a planning application (not a notification) and requires full planning permission.

146 is a terraced property. An extension to a terraced house cannot be more than 3 metres in length from the existing wall by Adur Council's own rules. Adur Council has never to my knowledge granted permission for an extension longer than 3-metres in this road. It's completely out of scale with extensions in this road.

This development increases the footprint of the property by over 70%. I and other neighbours were shocked upon discovering these plans on the council website as the occupants of 146 Old Shoreham Road had not informed us of their intentions.

Far Too Long - Sets An Unwelcome Precedent
At 5.2 metres (plus patio) this is a development that would set an unwelcome precedent for Old Shoreham Road. It's completely out of character with the surrounding neighbourhood. Please note: the submitted block diagrams of this part of the road are misleading, as they don't differentiate between extensions and wooden

sheds. So the small wooden floored timber sheds in the back gardens of 148, 150 (and others) could be mistaken for extensions. To be clear, 148, 150 and 152 do not have extensions.

Garden Grabbing And Felling Mature Trees

A pdf on Adur Council's website states that the garden of a terrace house must be a minimum of 65 square metres. I fear the one at 146 would no longer be this large if this development were permitted. The build would involve the severe reduction of a garden containing trees and shrubs, including felling a mature lilac tree and others. It would cause a higher density of building in a currently attractive, leafy Old Shoreham neighbourhood, beside the conservation area. It is garden grabbing by definition.

Changes The Character Of The Neighbourhood

This is a pleasant, leafy, airy neighbourhood and a development of this size would adversely change the character of the area. A mature oak tree beside 146's back gate (attracting much wildlife) would probably be felled to give access to construction machinery.

'Office' Is Actually A Double Bedroom.

I'm extremely concerned that this large proposed build with its toilet, washbasin, bath or shower, second living room and double bedroom is in fact designed to function as a separate dwelling. On the plans a bedroom is clearly shown with a double bed icon and bedside cabinets, which is not separated from the area designated as '*office*'. This is not mentioned on the plans as a double bedroom - but it's not an office when most of the space is taken up by a double bed – it is a double bedroom.

Again this looks like a plan for a separate flat/dwelling or an Airbnb – not an extension. It's not normal to have a double bed in an office, a toilet and bath/shower room built beside it and a living room behind.

Space Appears To Have Been Left To Install Second Kitchen.

There is also on the plans, a large, undesignated area between the '*living*' space in the development and the existing house's dining area. Is this for an additional kitchen or kitchenette? The submitted plans don't say, but it is near the house's boiler, there would be water pipes serving the new bathroom beside it and it is under what would be a large, opening skylight. For the main house the plans say '*kitchen to remain as is'* (the most written detail on them) but notably that doesn't rule out a second kitchen being installed in the empty space in the development, and the skylight appears conveniently positioned to provide ventilation and light to a second kitchen.

Occupants Have Talked Of Using This Development As An Airbnb.

Note: I have (with witnesses) heard the occupants of 146 talking about having a kitchen in an extension and also using it as an Airbnb, so it's not unreasonable to fear a kitchen would be built in this space if the development were approved, and it being used as a holiday let.

Original Kitchen In House Will No Longer Receive Adequate Daylight

The original kitchen, if the development were built, wouldn't receive enough natural light.

‘*Doors To Match Existing*’ – And Second Living Room

The homeowners already have a large living room in the existing house, so why do they want a second, so far from the first? I note too that the doors to the new patio from the development are marked on the plans as ‘*doors to match existing’*. That surely means that the existing doors are to remain between the house and new build (rather than be moved to this new location). That makes this a separate dwelling that can be internally locked and used as a rental. Even if they don’t retain these doors it would be a swift, simple alteration to separate the house and development once built.

Unnecessary For Home Owners.

146 Old Shoreham Road is currently a 3-bedroom house. Note their current upstairs bathroom has been left off the plans. The owners are a couple with two young children, so a build of this size and usage appears unnecessary.

Toilet/Shower Room Would Need An Extractor Fan/Window Outside My Kitchen.

The development’s toilet/bathroom is planned to be right outside my kitchen door – and would need a window or extractor fan (not shown on plans) opposite my kitchen, facing directly into my garden, causing unsanitary smells and danger to health. It would also be a noise nuisance.

Communal Sewer In Garden Already Disgorging Sewage In My Garden.

This 1930s terraced block has a narrow communal sewer running beneath the back patios close to the properties (146 have recently built a long raised patio over it, which would have to be ripped up again for their development - which would again be built over the sewer). This sewer is frequently blocked and manhole covers are only located in alternate gardens. The cover pops up and disgorges sewage across my patio regularly (**see attached photo, taken 12/6/24).** The effluent flows from 146 but I have to call Southern Water out to unblock it, as well as flushing it myself via the drain. My patio and lawn become soaked in sewage, and covered in flies. 146’s development with its toilet *and* second bath/shower would mean more strain placed on this already over-burdened, reeking sewer, increasing the health hazard it poses.

Rainwater/Run Off

There’s no indication as to where the rainwater run off from the development’s roof and its patio will go. Our drains and back garden sewer aren’t coping now. This terrace block is low lying, next to the River Adur and our back gardens already flood at times of heavy rain. The Environment Agency has classed us as living in a high flood risk area. The development plans show no mitigation or resilience for this or Climate Change.

Noise Nuisance

The office/double bedroom on the plans is situated directly opposite my lawn. Currently 146 uses a shed in the middle of their garden for loud, often sales-related work calls both during and outside working hours. Having this noise nuisance even closer, in a room with a window next to the boundary fence would have even more impact on the quiet enjoyment of my garden. The noise if the development was used as an Airbnb, short-term let or house of multiple occupancy would be unbearable. I work from home and my ability to do so would be impeded.

Loss Of Privacy, Overshadowing, Lack Of Light

Loss of privacy is a serious issue – there is currently a tall fence and hedge between 146 and 148. (**see photo**). This development would loom over any replacement fence and any windows on the side of the building would face my garden. It's referred to as a 'single-storey extension' but its roof is higher than the ground floor of my house, overshadowing my ground floor completely. The impact of the development's walls would make my house cold and dark from overshadowing in winter and my garden unpleasantly hot in the summer, by loss of fresh air, and heat reflected off the wall. I'd lose the beautiful, leafy views from my back room and kitchen, which would affect my quality of life and well-being. The lawn and surrounding flowerbeds will be in shadow for a large part of the day, preventing flowers from blooming and butterflies visiting.

Too Close To Boundary Fences

Aesthetically the building would be an unpleasant, looming block that reaches to both boundary fences, replacing established hedges and shrubs with stark brickwork or concrete.

Destroys Wildlife Habitat

Old Shoreham Road is very pleasant street of 1930s terraces with Connaught Avenue running parallel behind, and long back gardens that are green havens for wildlife. This development would remove trees and shrubs where birds nest, feed and shelter. At present I look out on honeysuckle and flowering shrubs frequented by bees and butterflies. Holly Blue Butterflies breed there and blackbirds and robins nest in the boundary foliage.

Hedgehogs And Other Threatened Species Impacted

There is an established breeding population of hedgehogs (red list endangered mammal) in the long, leafy gardens between the parallel running Old Shoreham Road and Connaught Avenue. (Coastway Vet's has given me rehabilitated ones to release here and would confirm their presence). This long, illuminated building with a patio beyond would damage our hedgehog highway and their habitat, making it harder for them to move between gardens, and take away the shade and cover of the boundary hedge that shelters them. Currently there are common frogs, smooth newts, slowworms and threatened stag beetles here.

Needlessly Tall and Wide.

The development is also needlessly high (rising above the ground floor of the surrounding properties) and so wide it is right on the boundaries, taking up every available inch of space, making it hard to screen out by replacement planting. Their need for an extractor fan or bathroom window belching foul air onto my property also makes it hard to screen out.

Parking Issues

Parking space in busy Old Shoreham Road is already an issue and the un-tarmaced alley containing garages between it and Connaught Avenue has barely enough space for existing vehicles and is deeply pot-holed. The comings and goings of nonresidents to an Airbnb or rental would put further strain on what is supposed to be private access for residents only. There are also security implications if the flat next door is let to strangers for commercial gain.

Air Quality
The effects of pollution and traffic fumes from the increasingly congested and often gridlocked Old Shoreham Road are currently somewhat remedied by our long, tree-filled back gardens, and this kind of urban in-fill will damage air quality, as well as quality of life.

Illegal Notices
When these neighbours had previous major building work done, they served two Party Wall Notices on me, both of which were found by a surveyor to be illegal as they omitted the parts containing the right to object and appoint my own surveyor. On my surveyor's advice I did not sign. I don't know if the homeowners applied for planning permission and a building control certificate for that work (in 2020).

Summary
To summarize my objections: I strongly believe this to be a plan for something that should be classed as a new development, not an extension as it adds an additional, large, self-contained flat to the back of an existing terraced house. At 5.2 metres it breaks Adur Council's 3-metre rule on length of a build behind a terraced house.

It would set a worrying precedent for the area, if this type of high-density, overlarge development were allowed, encouraging further in-filling of the long gardens between Connaught Avenue and Old Shoreham Road.

Both I and the residents of the neighbouring houses would lose the enjoyment of our back gardens and the current leafy and green views from the rears of our houses.
It would have serious and detrimental impacts on the quality of life for near neighbours, the environment, wildlife and character of this leafy area. The visual impact, noise and disturbance, and loss of privacy and wildlife habitats would be extensive and it could be classed as garden grabbing. The area would be changed beyond repair, because of a needless development, that cannot be classed as an extension.

Please do reject these plans.

Yours sincerely,

Judy Upton

(148 Old Shoreham Road)



