

23 APR 2026

Business Support

9 beach road,

Shoreham by Sea

BN435LJ

20/04/26

Objection to planning proposal 10 Beach Road AWDM/0429/26

Dear Sir/ madam, I am Angela Tritton and live at 9 Beach Road, Shoreham by sea. I will be most adversely affected by the proposed development of 10 Beach Road. I have already sent an email but am also writing to you to include some photographs.

I STRONGLY OBJECT to the application for development of 10 Beach Road, ref AWDM/0429/26 for the following reasons

1 Loss of Light.

An increase in height of the roof by 1m and roof extensions along the length of the property will adversely affect the amount of light reaching my property, especially the eastern side of my property which will be completely overshadowed, especially the first floor habitable rooms (main bedroom, second bedroom). This is intolerable.

The substantial increase in roof height from the current flat roof to the rear of No. 10 is a major issue. The plan showing the proposed west elevation is misleading. The red line shows the existing roof elevation on the east side of No. 10 and not the west side which is the side affecting my property. The existing flat roof on the western side is much lower than suggested in the plan, hence the proposed increase in roof elevation will have a much greater detrimental impact on the amount of light reaching my property than the plan suggests.

The rear bedroom of my property has only one window which is east facing, and the proposed increase in height from the current flat roof to a much higher new roof would have a huge negative impact, completely blocking out the light to this room. The view from this bedroom window would be directly out on to the roof. Due to the close proximity of the proposed roof and this bedroom, the impact would be totally unacceptable. (Photos 1a, 1b)

The loss of sunlight will also adversely affect the habitable east facing main bedroom (photo 2) and ground floor rooms (lounge, study, hall and bathrooms).

I strongly object to this plan and remind the council of the following which is on the Adur council website

Government legislation in the [Rights to Light Act 1959](#) clearly states ‘**The rule is based on the idea that it’s reasonable to expect a certain level of light and unobstructed view from the window of a habitable room.**’

This law would not be adhered to if this development goes ahead. I bought this property 36 years ago because of its access to light and it is impermissible that this should be reduced.

2 Loss of light/streetplan associated with south facing roof extension

The proposal to extend the roofline over the existing balcony is a significant change and a critical issue for several reasons.

- (1) light -By extending the roof line by approximately 2m beyond the current roofline of my property, light will be blocked from reaching both my ground floor study and sunlounge (photo 3.) This is not acceptable as they are both habitable room and the sunlounge is purpose built to receive the sun. From my first floor main bedroom I will be looking directly out on a roof, and which I vehemently object to, and it will also obstruct my unique view to the Severn Sisters. (Photo 4)

I refer again to the following :

Government legislation in the [Rights to Light Act 1959](#) clearly states ‘The rule is based on the idea that it’s reasonable to expect a certain level of light and unobstructed view from the window of a habitable room.’

- (2) The design -the roof extension is out of character with other properties in Beach Road and will adversely the streetplan as it extends at least 2m beyond the exiting roofline of not only my property but other properties in Beach Road. (photo 5) Currently neighbouring properties consist of a series of bungalows with the same roof line and building styles. This proposal is most distasteful and undesirable and not in keeping with adjacent properties.

3 Overdevelopment of the site/ Distance between no. 10 property and boundary with my property no. 9 Beach Road . I strongly contest the development of No. 10 Beach Road on the grounds of proximity to my property (photo 6) . No 10 Beach Road is less than 1 m from the boundary with my property, which is illegal, hence any extensions will have a much greater negative impact than if the properties were more widely spaced. As stated below, ‘with regard to corner plots **a gap of at least 2 m will be required to avoid a cramped appearance**’. between the 2 properties. No. 10 Beach Road is on a relatively small corner plot, with very little outside space. By raising and extending the roof by 1m, replacing the current rear flat roof with a considerably higher pitched roof, increasing the height of the garage to the rear of the property, redeveloping on small area is totally unacceptable for such a small site. It will overwhelm my property and others in the neighbourhood.

I refer to the following on the Adur council website :

Development Management Standard No. 1 SPACE AROUND NEW DWELLINGS and flats

In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of 1m should be provided between any wall of the dwellings and the side boundary. However, on a corner plot and in the case of large detached or semi-detached houses (over 10m wide or more that two storeys high) and blocks of flats, a gap of at least 2m will be required in order to avoid a cramped appearance

The proposal does not meet this condition

If this development is allowed it will set a precedent for all the chalet bungalows along the sea front to be redeveloped, changing the street and beach front of Shoreham.

Yours sincerely

Angela Tritton



Photo 1a view over current flat roof
from rear bedroom

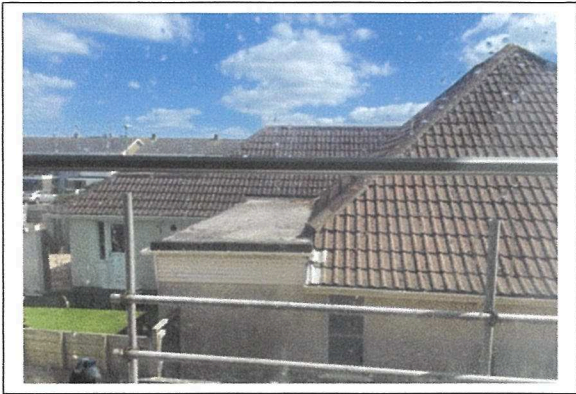


Photo 1b view looking east from rear
bedroom

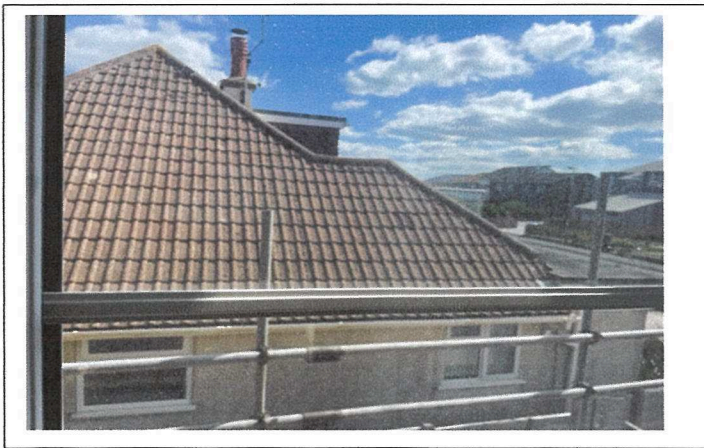


Photo 2 view looking east from main
bedroom across current balcony



Photo 3 taken beside sunlounge at no. 9
showing current position of balcony at
no. 10 and position of extended roof line

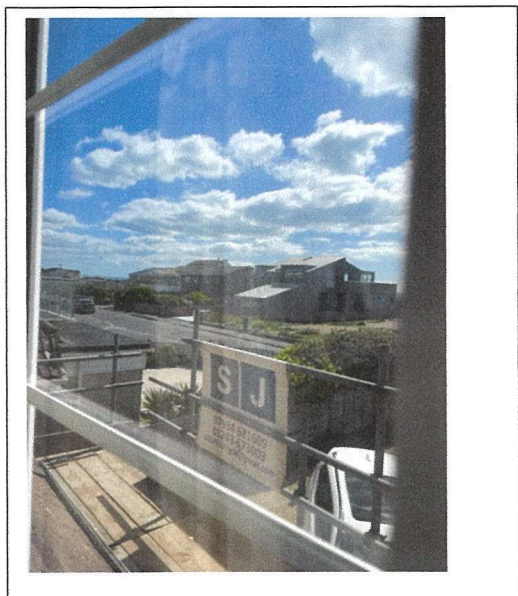


Photo 4 showing view to seven sisters to SE across current balcony at no. 10 , and which will be obstructed by extended roof line



Photos 5 showing position of proposed extended roof line across balcony in comparison to roof line at NO. 9 and the street plan along Beach road



Photo 6 showing the narrow distance between NO. 10 beach road and boundary with No. 9

