Flat No. 3 Queensborough Court
90 Grand Avenue
Worthing
BN115BP

7th August 2023

The Development Management Section
Adur and Worthing Councils,
Economy Directorate
Portland House, 44 Richmond Road,
Worthing BN11 1HS.

Dear Sirs,

Planning Reference AWDM/0594/23
Application re Land west of garage block west of 1-2 Willow Court Worthing

We write with reference to the above-mentioned planning application to build a one bedroomed house on land formerly used as an electricity substation site.

We object strongly to the construction of this proposed building on the grounds that it does impact privacy to our flats nearest the Willow Court border and the height of the unit will be increased above the existing boundary fence impacting severely on the windows of flats 9 and 11 in respect of the owners privacy and light. Also we feel that the plan takes no regard of the existing buildings in Queensborough Court and those in Willow Court as regards landscape and construction and neither complements nor enhances the area enjoyed by local residents. Its metal roof and shape is completely out of character with the established properties of the area.

It would seem that this proposed site is in contravention of the District Wide Local plan in not affording adequate privacy for the occupants of the building or of adjacent residential properties particularly their rights to the quiet enjoyment of garden and home. Its design does not ensure adequate privacy for the Queensborough Court owners and for other adjacent properties.In addition Trees make an important contribution to the environment and in the area and under Preservation Orders on this site there are 3 lime trees, 3 sycamore trees and a malus which need consideration by Worthing Council before they are touched, They are important as they also add screening to Queensborough Court from Willow Court road, flats and traffic.

We are sure that if there was a prize for architectural design and innovation this design would be in line for an award and as the sample photos show, infill houses have been built in major cities like Tokyo and London. But Willow Court and Queensborough Court are not in major cities and do not need to pay lip service to such innovation.



This is a photo of the side of Queensborough Court which will be affected.Please note the distance of the width between the **most prominent sill of the bay window and the fence is 153 cm** and the distance **between the Queensborough Court flat wall is 220 cmThe fence belongs to Queensborough Court and we believe that there should be a 1 m distance from the rear of the proposed building to our fence line. Also we feel that the plan takes no regard of the existing buildings in Queensborough Court and those in Willow Court as regards landscape and construction and neither complements nor enhances the surrounding properties.**

We would urge you to consider the responsibilities of the council under the **Human Rights Act in** particular **Protocol 1, Article 1** which states "1. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. that a person has the **right to peaceful enjoyment of all their possessions which includes the home and other land."**

We believe that the proposed development would have a great impact on us and our right to the quiet enjoyment of our property. *Article 8 of the Human Rights Act st*ates that a person has the substantive right to respect for their private life and family and we have shown our objections to this application and ask the council to take our objections into consideration when making a decision on this application and dismiss it.

In conclusion we would ask the council to send a representative to visit the site to see how tiny it is but how much impact it would have on our flats and on the residents here and we respectfully ask the council to take our points into consideration and dismiss this application.

Thank you for reading this and we await your decision .

Yours faithfully

[redacted]

JOHN BLAIR.....owners of flat 3 Queensborough Court

[redacted]

PAULINE MARGARET BLAIR