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**AWDM/0146/25: Proposed New Residential Dwelling at 7 Mill Hill, Shoreham by Sea, West Sussex, BN43 5TG**

1 message

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**Ann Jackson** [REDACTED]  
To: Planning - <planning@adur-worthing.gov.uk>

2 March 2025 at 17:40

**Date:** 01/03/2025**Planning Department**Adur & Worthing Councils  
The Shoreham Centre,

Pond Road,

Shoreham by Sea,

West Sussex  
BN43 5WU

Ann Jackson

[28 Mill Hill](#)

Shoreham by Sea

West Sussex

[BN43 5TH](#)**By email**

Dear Sir/Madam,

**Objection to Planning Application Ref: AWDM/0146/25**Proposed New Residential Dwelling at 7 Mill Hill, [Shoreham by Sea](#), West Sussex, BN43 5TG

I am writing to formally object to the proposed planning application referenced above for the construction of a new residential dwelling at [insert address of the proposed site]. After reviewing the plans, I have serious concerns about several aspects of the proposed development, particularly the

significant changes in the size and positioning of the building, which I believe will have a detrimental impact on the character of the area, the street scene, and the amenity of neighbouring properties.

### **1. Increase in Square Footage:**

The proposed new dwelling has seen a substantial increase in square footage, from an original 2,013 square feet over two floors (according to marketing floorplans) to in excess of circa 5,000 square feet across the ground and first floors. This significant enlargement will not only result in a building that is out of proportion with surrounding properties but also have an adverse effect on the local character and aesthetic of the area. The increase in scale will result in a dwelling that is overly dominant and incongruent with the existing architectural style and proportions of neighbouring properties, which is a fundamental consideration when assessing planning applications in this area. Currently 38 Mill Hill is the largest property on Mill Hill, having been approved planning and still under construction. Once complete it will occupy circa 3,132 square feet across two floors. Prior to this 6 Mill Hill was the largest property at 2,830 square feet and is set back significantly from the road.

### **2. Street Scene Elevation:**

The revised street scene elevation indicates a building that has more than doubled in area. The scale and massing of the dwelling, coupled with its increased proximity to the street, will radically alter the visual dynamics of the area. The proposed building will overpower the neighbouring properties and significantly affect the established character of the street scene. Additionally, the increase in massing could potentially create an overbearing effect, which is not consistent with the surrounding urban fabric.

### **3. Loss of Views and Privacy for Neighbours:**

Of particular concern is the impact on the properties at 26, 28, and 30 Mill Hill, which currently enjoy sweeping views across the Adur Valley. The proposed development will radically reduce these views, which is a key amenity for residents in these properties. The loss of this outlook would significantly detract from the enjoyment of their homes and the value of their properties. Additionally, the increased scale and positioning of the new dwelling would lead to overshadowing and a loss of privacy for the neighbouring residents, which is a serious consideration when assessing the impact of the development on the surrounding area.

### **4. Impact on the Local Environment:**

The scale of the development is also likely to have an impact on local wildlife and greenery. I would urge the planning department to consider any potential ecological impacts arising from the increased size and location of the proposed dwelling.

## **5. Impact of the Basement:**

The inclusion of a 1,000+ square foot basement adds significant concerns, not only because it is unprecedented in the area, but also due to potential issues related to drainage, water runoff, and excavation. The construction of such a basement in a residential area could impact the structural integrity of neighbouring properties and lead to disturbance during the building process. There is also the possibility that the introduction of a basement could affect local groundwater levels and create unforeseen environmental consequences.

Given the substantial changes to the proposed dwelling, I respectfully ask the planning committee to reconsider the application and take these objections into account. I believe the proposed development, in its current form, will have a negative impact on the character of the area and the well-being of neighbouring residents.

I would be grateful if you could keep me informed about the progress of this application and provide details of any further opportunities to comment.

Thank you for considering my objections. I look forward to hearing from you.

Yours sincerely,

Mrs Ann Jackson