

Mr Peter Barnett
Planning Office
Adur & Worthing Councils
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Mr & Mrs M A Wilson
24 Mill Hill
Shoreham-by-Sea
BN43 5TH

28/02/2025

Re: Objection to planning application AWDM/0146/25 | Proposed erection of a replacement dwelling, following demolition of the existing property and 2 no. associated garage buildings | 7 Mill Hill Shoreham-by-sea West Sussex BN43 5TG

Dear Mr Barnett

I am writing to formally object to the above planning application. My concerns are as follows:

1. Overdevelopment & Impact on Character of the Area

The proposed new dwelling is substantially larger than the existing house, covering approx. twice the footprint. This represents an overdevelopment of the site, which is out of keeping with the scale and character of the surrounding properties. The increased massing and bulk of the proposed structure will negatively impact the street scene and set a harmful precedent for future developments. The large windows facing east of the property may create light pollution to the detriment of wildlife and the neighbours. The overall design is not in keeping with other neighbouring properties and unnecessarily wide for the site.

2. Loss of Green Space & Biodiversity

The current owners have, within the last 18 months or so, removed five well established trees from the front, side and rear of the property, one of which was a walnut tree, approx. 100 years old. The plans include the removal of parts of a well-established hedge, which border the road, that provides visual amenity, privacy, reduction in noise, reduction in light pollution and an important habitat for local wildlife. This hedge provides crucial habitat for house sparrows, hedge sparrows, dunnock, blackbirds and wrens, amongst others, and is essential for insect feeding, nesting and shelter. It also provides a safe corridor between gardens for many wildlife species. The hedge forms part of the rural character of the area, and its removal will have a detrimental impact on both biodiversity and the aesthetic quality of the road.



3. Increased Flood Risk & Drainage Issues

The proposal to concrete over significant portions of the site will drastically reduce natural drainage. The introduction of a basement excavation could also exacerbate drainage issues, increasing the risk of surface water runoff to neighbouring properties, in particular No.5 and those opposite and to the south, as well as the road. There is no indication in the application that appropriate sustainable drainage solutions have been incorporated to mitigate these risks.

4. Highway Safety Concerns

The site fronts onto a road with no pavement, meaning that increased hardstanding at the front of the property could encourage more vehicle movements close to the road. The plans show vehicle parking spaces at the site increasing from 3 to 6 suggesting a potential increase in vehicle movements onto the road. This may create a potential safety hazard for pedestrians, walkers, cyclists, passing vehicles and horse riders.

5. Harm to Residential Amenity

The significant increase in build of the proposed development, coupled with its closer proximity to boundaries, may have an overbearing effect on adjacent homes. There may also be a light pollution issue by virtue of the larger windows and any additional outside lighting (not shown on the plans).

Conclusion

For the reasons outlined above—overdevelopment, harm to local character, loss of biodiversity, increased flood risk, highway safety concerns, and negative impact on neighbouring properties—we strongly urge the council to refuse this application in its present form.

We would appreciate confirmation that this objection has been received and that our concerns will be taken into consideration during the decision-making process.

If the Planning Office decide to approve this application in its present form, we would kindly request that the Application is called to the Planning Committee for further consideration.

Yours sincerely,

Mr & Mrs M A Wilson