Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/10/2025 2:11 PM from Mrs Jackie Caffyn.

Application Summary

Address:	South Point Emerald Quay Shoreham-by-sea West Sussex
Proposal:	Retention of bike shelter (retrospective application)
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Mrs Jackie Caffyn
Email:	
Address:	8 King John Court Emerald Quay Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other
Comments:	While I support the principle of providing secure bicycle storage for residents, the current structure is not in keeping with the established character and design of the estate. Design and Materials The shelter's white framing, unstained timber, and flimsy corrugated plastic do not conform to the brown-framed colour scheme and high-quality finishes that are characteristic of Emerald Quay. Both leasehold and freehold properties on the estate are bound by covenants requiring that windows and door finishes must be in conformity with the rest of the development - specifically, brown framed, and complementary in design. The materials and colour of this shelter therefore conflict with these established standards. Visual Impact The roof is clearly visible from Harbour Way and the whole structure from the highways within Emerald Quay. This makes the structure visually intrusive and inconsistent with the cohesive design of the estate, detracting from its overall appearance and amenity. Quality and Construction The construction is of low quality, with a poorly fitted and leaking roof. The design and finish give the appearance of a temporary, substandard addition rather than a well-integrated, purpose-built facility. I am not opposed to a cycle shelter, if it is redesigned and rebuilt using appropriate materials, colours and finishes that comply with the estate covenants and complement the development.