From: **Tim George**
Date: Sun, 19 Oct 2025 at 08:39
Subject: Planning objection : AWDM/1190/25
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Cc: Kerry George

Dear Finlay Gardner

I am writing to formally object to the current planning application for 86 Broomfield Avenue, Worthing - which proposes a loft alteration incorporating barn hips, a rear dormer, and associated works.

Our objections are specifically in relation to the loft proposals and based on the following grounds:

1. Loss of Light and Overbearing Impact:
   The proposed rear dormer and barn-style roof will significantly reduce natural light to our property. As our garden and rear rooms are south facing, the increased height and bulk of this design will cast substantial shadow over our home and garden, making them much darker and reducing our enjoyment of these spaces.
2. Loss of Privacy:
   The rear dormer would directly overlook our garden and rear-facing rooms, seriously affecting our family's privacy. The size and placement of the dormer will allow clear sightlines into our home and outdoor space, which we find unacceptable.
3. Overdevelopment of the Plot:
   The property has already been subject to several extensions, alterations and has 2 outbuildings (1 large). So this further proposal would result in overdevelopment that is disproportionate to the size of the plot. It alters the balance and spacing between neighbouring houses, which is a key characteristic of the surrounding area.

3. Design and Visual Impact:
   The proposed dormer size, amount of glass and roof alterations are not in keeping with the 1930s style of properties along Lavington Road and Broomfield Avenue. The house has already become a mix of styles, and this latest proposal would further erode the character and visual harmony of the area. It would create an unattractive and dominant feature when viewed from surrounding properties and gardens.
4. Inconsistency with Previous Objections:
   It is particularly disappointing that the applicants previously objected strongly to a similar proposal we submitted in 2022, citing loss of privacy, loss of light, and impact on visual amenity as their concerns. We took their comments into account and decided not to proceed with our loft extension out of respect for our neighbours' amenity. It is therefore surprising and disappointing that they are now seeking approval for a development that so clearly contradicts the principles they previously expressed (attached for reference)

In summary, we believe this proposal will have a detrimental effect on our property and the character of the local area due to its excessive scale, loss of light and privacy, and overall visual impact.

We respectfully request that the Council refuse this application.

Thanks

Mr & Mrs George

83 Lavington Road