Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Our Ref: ADC/0049/11
Your Ref: 08/390/01

Date: 21.02.11

Dear Mr Rogers,

RE: Proposed conversion of garage to habitable room, 272 Brighton Road, Lancing.

In reference to the above application.

I have had the opportunity to view the proposals to view them in the context of the existing dwelling and surrounding properties, and in principle the proposals are acceptable. However it is my opinion that the design of the window is unsympathetic to the rest of the dwelling due to the difference in opening size and style.

It is therefore my recommendation that you amend the proposals so that they are more in keeping with the design of the original property, which would mean changing the window design to match that of the window in the front gable at first floor level, with three panes, where the two outer panes are casement. Scaling from the plans the window should be 1.65m wide, by 1.2m in height.

Additionally I refer to my letter of 10 February. We are still awaiting a requisite FRA as the site is within Flood Risk Zone 3. If you did not receive my letter please email me on the address below and I will ensure one is sent directly to you.

Please mention my comments to your client and if you are minded to alter the proposals I would be grateful to receive two copies of the amended plans by 14th March, if by which time none have been received then the application will be made on the basis of the current submission.

Yours sincerely,

ADUR DISTRICT COUNCIL

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