Jon Andrews Ltd
Building Consultant

Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF
Tel/Fax (01798) 812517

The Planning Officer
Adur District Council
Civic Centre
Ham Road
Shoreham by Sea
W. Sussex



For the Attn of Mr. C. Hone

19th April 2010

Dear Sir

re Proposed Extensions at Waters Edge, West Beach, Shoreham
Plan No ADC/0072/10

Further to our recent telephone conversation in connection with the above, I have now had the opportunity of re-visiting the site and surrounding area and, consequently, I herewith enclose a copy of the drawing incorporating preliminary revisions.

As you will see, the revisions include the reduction in the first floor balcony above the garage, together with areas of cladding/rendering to the elevations and amended window fenestration.

However, we are particularly concerned with the suggested reduction/removal of the garage proposals, and would submit the following points in support of the proposals:-

1. Shoreham Beach is an area dominated by individual dwellings most of which contain differing architectural features. One particular dominant feature is the use of first floor living spaces and, in particular, the non-existence to 'building lines' at the front of properties. This particular feature is principally noticable along Old Fort Road, Kings Walk and West Beach itself. Of particular note are the garages in Old Fort Road which form a dominant part of the street scene and additionally, a recently approved projecting garage/balcony at 42 Kings Walk. More specifically in the case of West Beach, it is evident that the 'building line' drawn between Widewater Court and the new dwellings to the east of 'Beggars Roost' is actually further forward of the proposed garage. We would therefore submit that the proposals accord with adopted principles of design on Shoreham Beach and, due to their orientation, will not dominate the street scene.

2. We note that there was only one objection to the proposals (received after the consultation period, from an obsentee owner whose property does not have a view affected by the proposals) and conclude that the immediately affected owners fully support the proposals. It is also clear that the windows to the objector's flat (situated well above the level of the extension) are secondary and are over 45m from the site of the proposed garage.

In view of the foregoing and taking into account the enclosed revisions we would request your re-consideration on this matter. However, should you wish to discuss the matter further, our client has requested that, if further revisions are required, these are discussed at a meeting with you in your office.

In the meantime, perhaps you could give me a call to discuss the enclosed revisions, prior to a formal deposit of the amendments.

Yours faithfully



Jon Andrews
for JON ANDREWS LTD.