Adur District Council

Planning, Regeneration and Wellbeing

Thinking Space Ltd.
2 Whites Grounds
London
SE1 3LA

Our Ref: ADC/0465/09
Your Ref: 0912/A/0910

Date:22 December 2009

Dear Mr Carter,

RE: Front and rear extensions, 6 Old Fort Road, Shoreham.

I have now had an opportunity to visit the site to view the proposals in the context of the surrounding area and adjacent neighbouring houses, and whilst I feel in principle the proposals are acceptable it is my opinion that a reduction in width to the front extension will be required.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that front extensions are particularly difficult to incorporate successfully with existing dwellings. It states they should not extend significantly beyond the 'building line' or abut side boundaries. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. It further states that extensions should be in keeping with the appearance, scale, design, and character of the existing dwelling and streetscene.

Whilst I can appreciate that the proposals result in a remodeling of the whole exterior of the dwelling thus transforming its exterior appearance, it is still considered that the proposed front extension would overwhelm the front elevation of the house and does not respect the proportions of the existing dwelling, this would be enhanced by the differing materials between the extension and the timber clad original front elevation. Specifically I feel that the extension should only be a maximum of 5m wide and be in line with the apex of the existing roof, so that it would remain in proportion and not over dominant the dwelling. The size of the fenestration in the front of the extension (serving the void), the east side of the extension and the slated louvers relate poorly to the existing house and would add to the overly dominant extension, which consequently would detract from the dwelling.

The front ground floor changes to the garage door, and introduction of the square entrance arch are nice features which will help to transform the appearance without adding unduly to the bulk of these elements. Likewise there are no planning issues with the rear

extension which is sympathetic in terms of scale and design, and will not have an adverse effect on the neighbours.

Please can you mention my comments to your client and if you are minded to amend the scheme I would be grateful if you could send two copies of the revised plans directly to me no later than 15 January 2010, if after which time nothing has been received the application will be determined on the basis of its current submission.

Yours sincerely,

Carlos Hone
Planning Officer

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