F.T.A.O. Gary Peck

23 Kings Walk
Shoreham by Sea
West Sussex
BN43 5LG

To: Development Management
Adur District Council
Portland House
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ADUR & WORTHING
- 9 JUL 2015
PLANNING SERVICES

Comments re Planning Application AWDM/0883/15
24 Kings Walk Shoreham by Sea

We are pleased to note that the applicants wish to reduce the height of the sidescreens on their balcony at 24 Kings Walk. We fully support the principle of that part of the application. However we believe that the screen height should be the same as the panels on the south/front of the balcony. Our reasons for saying this are as follows:

1. The screens are proposed for privacy purposes. Privacy was never a problem in the past with the previous balcony which had level screens. All balconies on this part of Shoreham Beach are overlooked by anyone from the beach in front, the pavement or, indeed, adjoining balconies so no one lives here expecting privacy.
2. So far as the 'street scene' is concerned, the glass used in the sidescreens "glows" in the sunlight and really stands out. It also "glows" into our upstairs rooms and it should therefore be kept to a minimum. Further, to quote from the applicants, the screens "look awful".
3. Whilst we appreciate that views are not a planning consideration, outlook is. Our outlook is still going to be affected by the presence of raised screens even if only a maximum of 20cm above the level of the south/front panels particularly as the applicants balcony is higher than ours.
4. We are concerned about the interpretation of approved plans by the applicants and/or their contractors. The balcony as erected at present comes out at the front about a foot further than as shown on the plans that were approved a couple of years ago. Also the sidescreens as erected are considerably bigger than as shown on the previously approved plans. If consent is now given for the sidescreens to be level in height with the south/front panels (and not raised at all), then it will be rather more difficult for there to be an inaccurate interpretation of what has been approved and what is allowed to be built.

We made no objection to the original planning application submitted at the end of 2012 (AWDM/1541/12) because the sidescreens as shown were level with those at the front. We were never notified of the amendment to those drawings submitted in February 2013 which showed raised screens. Had we been notified of this, we would have objected at that time.

Giles and Sarah Weston
7th July 2015