

Proposed Front/West Elevation

10 The Drive, Shoreham-by-Sea, West Sussex BN43 5GB

PLANNING APPEAL - DATE APRIL 2015 - REF 168

CHLOE HOBDEN Architects Limited

INTRODUCTION

This document sets out the Grounds of Appeal on the Planning Refusal for a Householder Application to Adur and Worthing District Council Ref: AWDM/0227/15.

We disagree with the LPA's reason for refusal;

> 'The proposed extensions by virtue of their size, bulk and design would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. '

We list below our reasons for disagreeing with the above.

• A preliminary enquiry was made to Adur and Worthing District Council on the 4th Decem ber 2014 for a proposed extension that would come under Permitted Development (Appen dix 1). No concise answer was given by the LPA to the enquiry. However Rebecca Tier (Plan ning Officer), did re-look at this enquiry during the planning process and confirmed the fol lowing;

'I can confirm that I have looked at the original plans submitted to the Council on the 4th December 2014 under preliminary enquiry PREAPP/1102/14 and can confirm that they would appear to meet the requirements of Class B of the Town & Country (General Permitted Development) Order 1995 (as amended). I am therefore of the view that this scheme could be constructed under the property's permitted development rights and with out the benefit of planning permission.'

• The allowance under permitted development included the hip to gable side extension and rear dormer window.

• A planning application was made to bring forward part of the front elevation to increase the usable floor area at ground, first and within the loft space. Similar to the style of the neighbouring property; No. 8 The Drive.

• The proposed front extension matches the same style, features and materials of the original house including recreating the tiled arch over the new porch. We disagree that the appear ance is pooly related to the original dwelling.

• The property is located on a bend in the road so benefits from having a splayed outlook from the street scene. It is set back from No. 8 The Drive which has been extended in a simi lar manner to our proposal. The scale of the extension would not look out of character due to it's siting and being similar in appearance to No. 8.

• The flat roof section would be hard to see from the street scene.

• No. 10 The Drive is the last of this type of property as you travel Northwards. The properties north of No. 10 are a mixture of bunglaows and semi-detached properties with cat-slide roofs to the side. Many of the cat slides have had dormers added to the side elevations and altered.

• We do not believe the proposed extension would be out of character of surrounding de velopment as it's neighbour has been extended in a similar manner. Our proposal is extend ing the property in a sympathetic manner to the street scene and neighbouring property.

• The roof extension will not affect the bungalow to the north as we are keeping the line of the front roof slope and not extending beyond this. The proposal would not be an intrusive addition within the street scene.



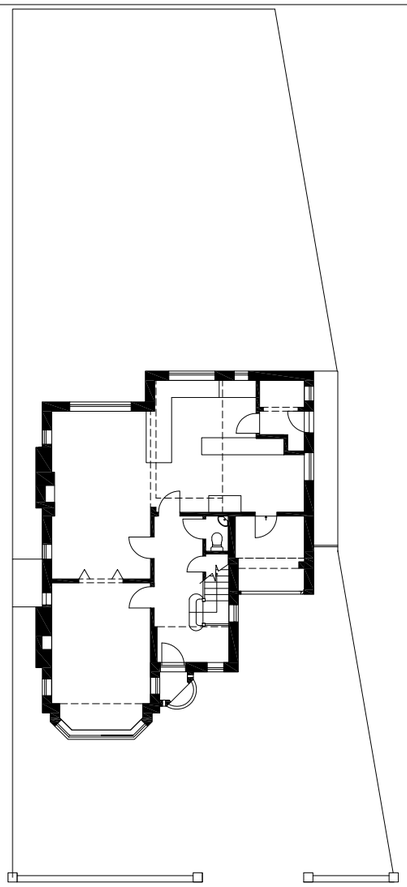
View of No. 8 & No. 10 The Drive



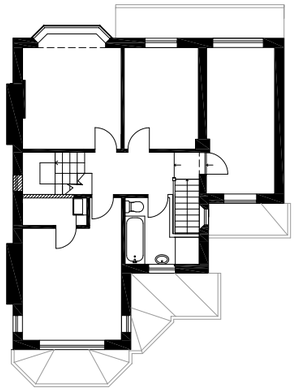
No. 10 The Drive

APPENDIX 1

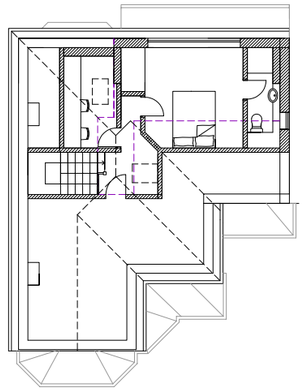
Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.
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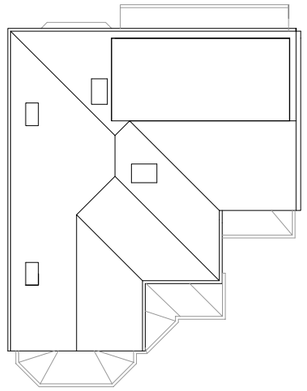
Proposed Ground Floor Plan



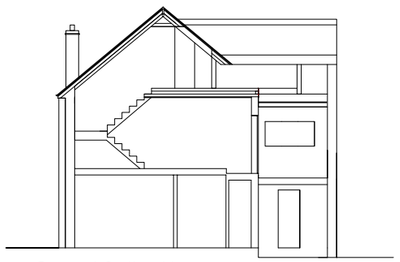
Proposed First Floor Plan



Proposed Loft Plan

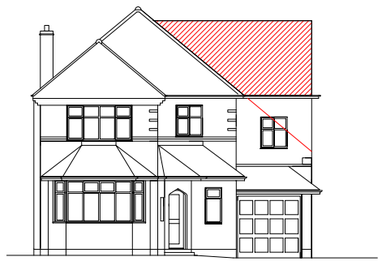


Proposed Roof Plan

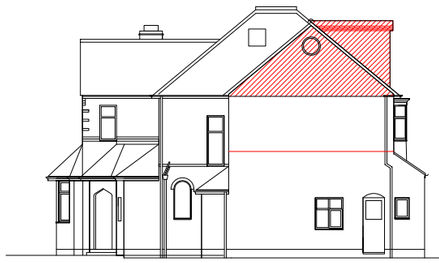


Proposed Section AA

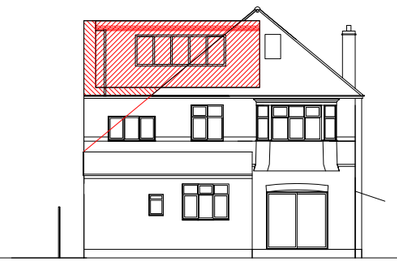
Dormer 19.2m³
Hip to Gable 29.4m³
Total Increase 48.6m³



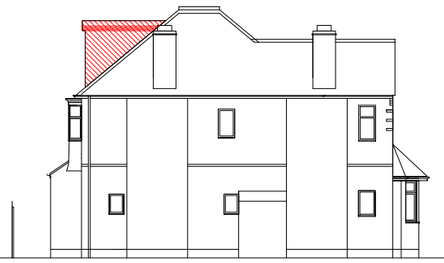
Proposed Front/West Elevation



Proposed Side/South Elevation



Proposed Rear/East Elevation



Proposed Side/North Elevation



Scale in metres

date	revision	

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client:	Mr & Mrs Ball
drawing:	Proposed Plans, Section & Elevations

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