ADUR
DISTRICT COUNCIL

Executive
Head of Service
James Appleton

Direct Dial : 01273 263216
Facsimile : 01273 263203
carlos.hone@adur.gov.uk
DX 59765, Shoreham-by-Sea

Planning, Regeneration and Wellbeing
Development Control
Adur District Council
Civic Centre, Ham Road
Shoreham-By-Sea, BN43 6PR

Contact: Carlos Hone

Mr M Humphrey
39 Northease Drive
Hove
East Sussex
BN3 8PQ

Our ref: ADC/0184/09

Your ref:

Date: 26.05.09

Dear Mr Humphery,

Re: Proposed rear extension, 393 Upper Shoreham Road, Shoreham.
Application: ADC/0184/09

In reference to the above planning application.

I have now had a chance to make a site visit to see the proposals in the context of the site, and I feel that in principle the extension would be acceptable with a minor change.

The proposed extension would be within 1metre of the boundary and would project into the rear garden by 4.25m, this is contrary to the Council's published Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' which states that rear extensions within 1m of a side boundary with an attached property should be no more that 3.5m in length. This is to minimise the potential overbearing effect and loss of outlook to neighbouring dwellings.

Due to the need for a parapet wall, the west side elevation would appear quite tall, and given the extent that the proposal would project, and the lack of any significant boundary I would say that the neighbouring property would suffer from loss of outlook, and the extension would appear overbearing.

My advice would be to reduce the length of the extension to 3.5m and if at all possible reduce the height of the flank wall to minimise the impact on the attached dwelling.

I would be grateful if you could mention my comments to your client and if you are minded to amend the scheme please forward two copies of the revised plans to me no later than 16 June, after which time if none have been received the application will be determined on the basis of its current submission.

Yours sincerely, Carlos Hone Planning Officer