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The Planning Inspectorate
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30th March 2021

Sent by email only: NSI.HAS@planninginspectorate.gov.uk

To Whom It May Concern

APP/Y3805/W/20/3262318
Appeal by Sussex Airspace Developments Ltd
Site Address: Swanborough Court, New Road, SHOREHAM-BY-SEA, BN43 6RZ

We write in response to the LPA's statement of case and comments received by interested parties in respect of the above appeal.

LPA Statement of Case

The LPA make representations with regard to the following matters:

- The scale and design of the proposed extension
- Impact on the visibility of the church tower
- Impact on daylight to the existing flats

The scale of the development is appropriate. Whilst there are two storey buildings in the area, the appeal site as existing and proposed is also seen in the context of the telephone exchange building which the proposed building will be lower than.

The design of the proposed extension will create a pitched roof which will better reflect the character of the conservation area, and reflect the form of the existing two properties. This provides an enhancement to the conservation area which should carry significant weight in favour of allowing the appeal. The Council themselves draw attention to the "*pitch roofed terraced character which is identified in the Conservation Area Appraisal*", but unfortunately fail to recognise that the proposed development is an enhancement of

this character. The proposal is clearly beneficial in design terms compared to the existing situation.

The appellant strongly disagrees that the Church Tower is "*clearly seen*" in the image provided by the Council. In fact, it is clearly partially obscured by existing development. Paragraphs 5.10 to 5.14 of the Appellant's Appeal Statement demonstrates that the proposed development will not materially impact on the heritage asset. It should be noted that the Adur District Conservation Advisory Group supported the planning application, and therefore clearly do not share the Council's concerns. Their expertise and support for the application should be a significant favour in favour of allowing the appeal. A copy of their support is provided with this letter.

Regarding impact on the daylight & sunlight to existing flats, the appellant provides an assessment of the impact by XDA Consulting. The assessment reviews the impact of the development on the ground floor south facing windows of Flat 17, on the northern side of the site. The assessment finds that the proposed development will comply with BRE guidance in this regard, and therefore the Council's objection is not valid.

Representations from interested parties

Nine representations have been received from interested parties. Seven of these support the application. This is highly significant and must be taken into account.

The matters raised by the two objections have been addressed as required in the Appeal Statement. Matters relating to highways are not relevant because the County Highway Authority have no objection to the proposal.

Please note the address at 1.1 of the Appeal Statement should read:

Swanborough Court, New Road, SHOREHAM-BY-SEA, BN43 6RZ

Please contact Julia Mitchell MRTPI on 01273 413700 should you wish to discuss the content of this letter in further detail.

Yours sincerely

LCP

Lewis & Co Planning

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