From

Name H - PATEL.
Address 295 Upper Shoreham Rd
Shoreham by Sea
West Sussex.

Phone Number [redacted]

Commenting on application
ADC/0336/09

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CHIEF EXECUTIVE'S DEPARTMENT
18 SEP 2009

Proposed development
Two single-storey rear extensions

Location of development to which application relates
297 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QA

Comments

please see attached letter.

Unless you indicate below you will not be allowed to speak at the Committee meeting:-

I wish to speak on the application at the Committee meeting – **YES / ~~NO~~**

To:
Development Control
Planning, Regeneration & Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Signed H PATEL.

Date 12/9/09.

295 Upper Shoreham Road, Shoreham- by- Sea, West Sussex BN43 5ZE
Tel: [redacted]

Keith Morgan Esq
Planning Services Manager
Planning Dept
Civic Centre
Ham Road,
Shoreham By Sea
West Sussex
BN43 6PR

Your reference: ADC/0336/09

Dear Mr Morgan,

Development at 297 Upper Shoreham Road, Shoreham-by-sea, West Sussex, BN43 5QA

Thank you for your letter informing me of the proposed extensions at this site. As one of the immediately affected neighbours, I would like to make the following points:

1. The property already has a large ground floor area (as stated by the applicant in his application), further extending this area would result in a development that would be out of scale and out of keeping with the surrounding properties. The property has over the years been subjected to various major alterations which enlarged it significantly out of scale compared with neighbouring dwellings.

2. It is my understanding that when an application for the existing extension was made, the case officer had given the advice that it was out of scale to the neighbouring properties ,the plans were then resubmitted and a smaller than envisaged (though, still large) extension built. The property is being enlarged by cumulative and piece-meal addition. The current application should therefore be refused.
   The applicants state that the extensions are necessary for the use of their son. The property as it stands is a 7- Bedroomed house; in addition there is a granny annex. Examination of the plans shows that the property is large enough for internal alteration to be made for the use of their son. I believe an extension is not necessary

3. The existing extension has a peaked roof and the new proposed extensions will also have a peaked roof .This is virtually the same size as a two-storey extension with a flat roof. These have the effect of blocking out the light onto my property. The existing garden at 295, Upper Shoreham Road, with its

shrubs and trees makes a significant contribution to the character of the area. It is likely that a significant cutting back of the vegetation will be required to maintain light and outlook. This will have a detrimental effect on my dwelling and make the proposed extensions a more prominent feature.

4. Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities, resulting in a loss of privacy and an overbearing effect on existing houses. This conflicts with the policies of Adur District Local Plan (AH2) and West Sussex Structure plan (DEV1).

5. The extension by its very nature will result in a higher rate of energy consumption, than would be the case if the interior was remodeled to accommodate the family.

6. The plans also indicate the introduction of 2 doors and 2 windows to the ground floor on the eastern side. This will lead to a serious loss of privacy. The incorporation of the doors also means that the path will have to be lit at night. Because of the proximity to my house this which will be intrusive in the late hours. Further the plans do not show the existence of the small brick extension that houses the boiler to the property.

I believe these points are relevant and request you to consider them in your decision. I should like to be allowed to speak at the committee meeting and enclose two stamped –addressed envelopes.

[redacted]

H Patel