Adur District Council

Planning, Regeneration and Wellbeing

Ben Whitby
15 West Street
Shoreham-by-Sea
BN43 5WF

Our Ref: ADC/0245/10
Your Ref: Date: 2 August 2010

Dear Mr Whitby

Single storey rear extension, raised decking at rear and pitch roofed front porch (part retrospective)

21 Adur Drive, Shoreham

I write with reference to your recent planning application for the above. I must advise you that I have a number of concerns over the design and scale of the proposal.

The front porch is large and is not in keeping with the other dwellings in the street which all tend to have small lean-to canopies at the front instead. The porch under construction is a prominent feature and I consider it to be excessive in size, with a roof which rises to just under the first floor window. Its eaves also appear, from the plans, to encroach over the boundary with its neighbour to the south and a Certificate B should therefore have been submitted. I regret that I cannot support the porch proposal as it stands and consider that it should be reduced in size.

At the rear, the extension is also rather large and I am concerned that the height of the proposal, combined with its depth and proximity to the boundary, is likely to cause some loss of amenity to its neighbours. I would recommend lowering the height of the extension therefore in order to reduce this impact. This could be done by either lowering the internal ceiling height or stepping the extension down.

Finally, the rear decking requires planning permission as it is more than 300mm high and I have added it to the description of the development.

I shall be grateful if you would submit amended plans showing the changes I have suggested as soon as possible. Please ensure that you reply by 31 August at the latest.

Please contact me if you would like to discuss the matter further.

Yours sincerely

Peter Barnett
Principal Planning Officer
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