AB

Dawn Ayres

From: Planning
Sent: 09 January 2012 11:44
To: Planning
Subject: Application Comments for AWDM/1083/11

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:44 AM on 09 Jan 2012 from Mr Ben Stride.

Application Summary

Address: 177 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL

Proposal: Two-storey flat-roofed rear extension and single-storey front extension with roof balcony

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Ben Stride

Email: [redacted]

Address: 179 Old Fort Road Shoreham-by-Sea

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Loss of General Amenity
- Privacy Light and Noise

Comments: Although I do not object in principle to the extension and redevelopment of 177 Old Fort Road I do wish to raise objections to the current proposals. We feel that the proposed two storey rear extension is overly large and unneighbourly, it will have an over bearing effect on our property, will severely reduce direct sunlight to our rear garden and will result in severe overlooking. The properties, 173-181 Old Fort Road, have all been carefully designed with obscure glazed/high level windows in their north eastern corners, this, together with the careful orientation of the properties and rear garages minimises any mutual overlooking. The provision of the bedroom 3 element on the first floor of the proposal goes against this carefully considered design ethos. Any north facing windows, no matter what size, for bedroom 3 will overlook our rear garden to an unacceptable level, particularly given the close proximity of the properties. We also feel that the mass and bulk of the rear two storey extension is unacceptable and will have an overbearing effect on both our house and garden. The flat roofed design proposed is

also incongruous and not in keeping with the existing architecture of 177, some form of pitched roof would be preferable. The size and design of this rear 'box' will also lead to a terracing effect of these properties particularly when viewed from Forthaven. The fact that the proposed two storey extension will only be .9m from our boundary and in line with the rear of our property will only go to emphasise this problem. Furthermore the choice of cream cladding for the whole building further emphasises the bulk of the proposal. Maybe if the first floor were clad in a light blue grey colour as at 105 Old Fort Road its impact could be lessened? We also object to the proposed new window in the eastern elevation for the bathroom as this will directly face the existing window to my daughter's bedroom at a facing distance of only 1.8m! This is clearly unacceptable and we would ask that this window be removed from the proposal and an alternative form of lighting/ventilation sought for the bathroom. For clarification we would not object to a ground floor only extension as proposed for the dining area/kitchen. It is the first floor two storey bedroom 3 part of the design that causes us greatest concern. We would be much happier if the first floor extension was only undertaken to the western side of 177, with ensuite and bedroom 4. This would then be much more in line with the existing two storey rear extension that can be seen at 181 Old Fort Road and a pitched roof could also then be provided. Thank you in advance for considering our objections.