Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates Limited
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

Our Ref: ADC/0262/09 & ADC/0263/09
Your Ref: SWB/aa/9065.411

Date: 22 September 2009

Dear Mr Bromley

21 and 23 Southdown Road, Shoreham

Single storey rear extension

Thank you for your letter dated 17 September 2009 regarding the above.

I have given this matter further consideration since we briefly discussed it in planning reception the other day.

I must advise you that, had an application to build the extension at only one of these dwellings been submitted originally, it would not have been granted permission due to the adverse effect that it would have on the adjoining dwelling. In the case of No.21, it would result in a 6m deep extension immediately on the boundary with No.23 which would be higher than the boundary wall and which would have an enclosing effect on the windows and outlook at that property.

I have noted the letter from the occupants of No.23 agreeing to the works but this is not usually reason to allow an extension which does not comply with the Council's standards. The adverse nature of the extension was surely accepted by both neighbours originally when they submitted their applications at the same time.

I regret therefore that I cannot agree to the relaxation of the condition attached to the planning permission which requires both extensions to be built as a single development.

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

Yours sincerely

Peter Barnett
Principal Planning Officer
Tel: 01273 263233
e-mail: peter.barnett@adur.gov.uk