ADUR & WORTHING
COUNCILS

The Owner/Occupier
12 Buckingham Street
Shoreham-By-Sea
West Sussex
BN43 5TB

Our reference: AWDM/0989/20
Please ask for: Peter Barnett
Direct Line: 01903 221310
Email: planning@adur-worthing.gov.uk
Date: 1st April 2021

Dear Sir/Madam

Construction of two-storey detached 2 bedroom dwellinghouse, with balcony to east, including 2no. parking spaces and bin and bike storage.

Land South Of 17 To 19 Victoria Road Shoreham-By-Sea West Sussex

I am writing to advise you that the Council has received a planning application as described above, which relates to a site near you. If you do not own the property you occupy, would you please ensure that the owner is made aware of this letter. Anyone is able to comment on the proposal and further details about how to do this are set out below. The application will normally be available to view on the Council's website within 3 days of the date of this letter, by following the link to 'Planning & Building Control, View Applications' on the Council website's Homepage. If you require assistance or information about the application please telephone the Case Officer on the Direct Line number above.

If you wish to comment on the proposal, you should do so either online via Public Access https://www.adur-worthing.gov.uk/planning/applications/comment/ or in writing, quoting the reference number above, to the Development Management section within 21 days of the date of this letter. We can only take into account comments which relate to the application (as listed at the end of this letter).

All correspondence received regarding planning applications will be held electronically on the planning files and will be available on the Council's website. For this reason, letters marked 'confidential' cannot be considered. Letters will not be formally acknowledged. Once made, the decision on the application can be obtained by visiting the Public Access web page or by contacting the Development Management section at the address at the bottom of this letter.

Decisions on most planning applications are made by the Council's planning officers under delegated powers. However, if the proposal is major or very controversial it will usually be referred to the Planning Committee for a decision. If the application is to be determined by the Planning Committee and you have made representations you will receive written notification of the date, time and venue for the meeting. You will also be given the opportunity to speak at the meeting. The deadline for registering to speak is noon on the working day prior to the committee meeting but you are encouraged to register as soon as possible after you receive notification that the application will be determined by the planning committee. Only a limited number of speakers may address the committee and if more people than the maximum register to speak, the speakers will be taken in the order in which their notice was received The Council's Scheme of Delegation also enables local Members to request, not more than 28 days after the application is validated, that an application is brought before the Planning Committee. To find out who your local Councillor is please see our website https://www.adur-worthing.gov.uk/councillors-and-mps/

Yours faithfully



Gary Peck
Planning Services Manager

For your assistance, listed below are examples of relevant and irrelevant planning considerations that the Council can consider in assessing proposals and those which it cannot.

Examples of relevant planning considerations are:-

- Planning policies
- Previous decisions
- Highway safety, traffic and parking
- Noise, disturbance, traffic and smells
- Design, appearance, materials, character
- Overlooking, loss of privacy and light
- Effect on trees
- Effect on Listed Buildings and Conservation Areas

Examples of irrelevant planning considerations are:-

- Matters controlled by other legislation, e.g. licensing, private property rights/covenants
- Effect on value of property
- Personal or financial circumstances
- Loss of view
- Moral or religious issues