GP

-7 MAR 2013

SM341 placemakers

Mr James Appleton
Adur and Worthing Council Planning Services
Portland House
44 Richmond Road
Worthing BN11 1HS
West Sussex

4 March 2013

Ref: AWDM 0104/13
36 Ship Street, Shoreham by Sea, BN43 5DH

Dear Sir,

As residents and owners of 34 Ship Street we wish to object in the strongest possible terms to the above proposals (of which we were not notified) on the following grounds.

Street elevation:

1 This is a conservation area. It is unacceptable to remove a chimney stack on the grounds of character destruction.

2 Velux window on street frontage:
Historically these were always resisted by planners. Incidentally this would not only admit daylight to a staircase (how necessary is that) but also will admit light from street lamp at night.

3 Second window to first floor bedroom:
Follows precedent set in number 32 before conservation status existed and destroys scale, unity and rhythm of 19th century terrace.

4 Height and width of front door – as 3 above.
Nb. soldier arch to be retained.

5 Incomplete drawing of terrace – should include 32 to 41 Ship Street, to give full context.

Christopher Harris RIBA
34 ship street shoreham by sea
west sussex BN43 5DH
[redacted]

However, we do applaud re-instatement of painted timber sash windows throughout- this hopefully includes a panelled wooden door. We also applaud conservation area roof light.

Garden elevation

1 No less important environmentally. This is a unique and hidden part of historic Shoreham town centre, inaccessible from any street frontage, and as such requires special treatment which it is not getting. In short it is inappropriate.

2 We feel it is overbearing and as such constitutes over development, adversely affecting the character of the conservation area.

3 It over shadows and reduces daylight to windows at 35 and 37 and creates an unwelcome bulk from number 35 southwards.

4 There will be demand for extra parking for which there is no provision.

5 It will create noise and generate disturbance to both property and persons for which there will be no redress.

6 We understand that the Worthing/Adur District Council design and conservation officer has " no objection" but he did not visit the site and presumably only saw paper images. How legal is that ?

If a single bedroom is acceptable then an exemplary solution may be sought from number 29 John Street. The adjoining owner of several months standing did not even know it was there.

There is one other category which may be relevant - " setting a precedence". While owner occupiers of a two story extension at number 34 Ship Street ourselves, as are the owners of number 32 , I repeat these properties were both built before conservation areas were conceived and we are therefore very keen that their special value be retained, i.e conserved, which in the English Heritage definition means either preserved or enhanced. It is important that the whole terrace be considered in its historic entirety, formerly known as Cavendish Terrace.

We urge, therefore, that this proposal be rejected.

Faithfully

[redacted]

cc. Peter Barnet – Planning Control
Adur District Council, Ham Road, Shoreham by Sea