Dear Sir/Madam,

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

Comments were submitted at 01/08/2025 9:59 AM from Dr Timothy stevenson.

Application Summary

Address:	32 Kings Walk Shoreham-by-sea West Sussex BN43 5LG
Proposal:	Second floor front roof extension, hip to gable roof extensions, rooflights to front and rear, alterations to fenestration and partial zinc cladding. Single storey side extension |cr|
Case Officer:	Marie O'Keeffe

Click for further information

Customer Details

Name:	Dr Timothy stevenson
Email:	
Address:	33 Kings Walk Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other
Comments:	I object to the proposed planning application for extensions and remodelling of No. 32 Kings Walk for the following reasons; The proposed application proposes a substantial change to the scale and design of the existing dwelling, changing the roof form from the predominant hipped scale and design, to a ridge design which in addition, introduces a visually jarring pseudo industrial/brutalist front elevation façade which would be wholly incongruous within the street scene, out of character with the existing character and appearance of the area. The proposed use of zinc cladding and the two storey height black flue on the side elevation, coupled with the projecting and prominent first floor zinc clad extension, in isolation and in combination, are wholly inappropriate design features in this established residential area. These design elements are more akin to a redevelopment site with a surrounding industrial heritage rather than the traditional residential design of this seafront street scene of Kings Walk. It is pertinent that the Inspector, in her dismissal of a planning appeal on 9.6.2017 for the redevelopment of an infill site 4 plots distance (No.29) from the application

site identified the existing character of the area of Kings Walk as follows;

Appeal reference - APP/Y3805/W/17/3169390
Character and appearance
3. The host dwelling is positioned centrally within an unusually wide plot compared with others in the vicinity . Kings walk is formed of two storey detached and semi detached houses of brick and render and with hipped roofs, and many properties have balconies to the front elevation at first floor levels reflecting the seafront location, To the rear of the appeal site are houses and bungalows on havenside.

I consider that the application should be refused for following reason;

The proposed extensions, by reason of the use of materials, design, scale and form, would not relate sympathetically to the neighbouring dwellings and the existing predominant character of Kings Walk, introducing a discordant and incongruous design and use of materials, to the detriment of the visual amenities and residential environment of the area. The proposal therefore, conflicts with Policy 15 of the Adur Local Plan, Development Management Standard No. 2 'Extensions and Alterations to Dwellings (Adur District Council) and the relevant guidance in respect of good design in the National Planning Policy Framework.

In addition The proposed ground floor extension narrows the gap between our house and that of the applicants, dramatically increasing the wind funnel effect that is really quite a feature of the prevailing winds in the winter months . This will have a direct impact on the entrance to our house.