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# Stephen Bromley Associates Limited

## Chartered Building Surveyors

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SWB/SCD/9879.045

3rd June 2013

ADUR & WORTHING
- 5 JUN 2013
PLANNING SERVICES

Mr. P. Barnett
Planning
Adur and Worthing Council
Portland House
Richmond Road
Worthing, BN11 1LF

Dear Mr. Barnett,

***RE: 109 Old Fort Road, Shoreham by Sea. Your ref: AWDM/0510/13***

Further to our recent telephone conversation, I have discussed this with my client and he is disinclined to vary the current proposal.

I note in particular that the proposed overall height of this alteration is only some 1.3m above the existing ridge.

I note your comments with regard to the property being a bungalow, however this does already have large side dormers, the roof of which is only some 950mm below the ridge of the proposed extension, whilst the eaves are around 500mm above the eaves to the extension. This has been achieved by the lowering the ground floor ceiling height in this section of the building.

You are aware already that the adjacent building, 111 Old Fort Road, which is currently a bungalow; has Planning Consent for a alternative, which is as far away from a bungalow as possible. You are also aware no doubt of the variations along Old Fort Road, where it seems that almost anything is accepted unless it is a proposal of mine.

I must further mention the situation with 3 Coastguard Cottages, Old Fort Road; 3 Old Coastguard Cottages was a bungalow upon part of which a first floor extension was added. This was approved on Appeal. The Planning Inspector went so far as to say he liked the extension and felt it was good in defining the corner. I do not see that a significantly different situation applies in this instance.

I would be pleased therefore if you could review your consideration in light of the above comments.

Yours sincerely,

[redacted]

Stephen Bromley BSc FRICS