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# planning application AWDM/0147/16 (re-submission of AWDM/1552/15)

1 message

[redacted] 23 February 2016 at 10:27

To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

for the attention of Matthew Porter, re planning application AWDM/0147/16

11 Queens Place,

Shoreham-by-Sea,

West Sussex, BN43 5AA.

23rd February, 2016.

Matthew Porter,
Planning Services Development Management,
Portland House,
44 Richmond Road,
Worthing,
West Sussex, BN11 1HS.

Dear Mr Porter,

I am writing to you to register my objections to Planning application AWDM/0147/16 (which is a re-submission of Planning application AWDM/1552/15).

This concerns a proposed loft conversion, involving a dormer window, at 12 Queens Place, Shoreham-by-Sea, BN43 5AA, with a more recent application for an increase to roof height. I am the owner/resident at an adjacent property (11 Queens Place).

I should like to refer you to a previous letter that I sent to you on 27 November, 2015, relating to the first application for this development, and to state that I stand by all the points set out there. However, because a fresh application has been made this month, I need to re-state and pinpoint certain specific objections.

The shape and proportion of the proposed construction is not at all sympathetic to the design, either of the original building or of the street in general. The dormer would occupy nearly the whole width of the dwelling's roof area, and the angles of the structure would be hostile to the shape of the roofs all along that part of the terrace, radically distorting the appearance of the rear elevations in that part of the street.

It must be borne in mind that number 12, along with number 11, Queens Place, are by a small but noticeable degree higher than all the other terraced properties in the street. The proposed structure, with the requested additional height, would, therefore, be creating a new height issue in the street, which is not adequately or accurately reflected in any precedent set by the development at number 7 Queens Place.The resulting overshadowing of nearby properties, involving some loss of natural light, needs to be considered as part of this objection. The overbearing effect of such a structure on neighbouring properties is aggravated by the prominent dark colouring of the tile-hung 'walls' of the dormer. The tiles, presumably, would be black. apparently to correspond with those on the roof; but the impact of such materials is completely different when placed at a vertical angle than when placed on the relatively shallow slope of the original roof. (Points made in this and in the preceding paragraph relate to sub-sections a) and b) in Part 9 - Households - of the Adur District Local Plan.)

I should also like to refer briefly to some principles of Part 7 (the Built Environment) of the Adur District Local Plan, especially sub-sections b) and e). I contend that the design, and the additional height proposed in application AWDM/0147/16, would be directly contrary to any policy of preserving the character of a designated Conservation Area, and would certainly not enhance the retention of traditional features throughout the area. The terraced homes of Queens Place are definitely of a traditional, indeed historic design. Their attractiveness and popularity as properties is directly related to this.

Thank you for your time and your consideration.

Yours sincerely,

Michelle Martindale (Mrs).