ACom/15/8/12

Adur & Worthing Councils,
Adur Civic Centre,
Ham Road,
Shoreham-by-Sea,
Sussex,
BN43 6PR
FAO Joanne Sanderson
Planning Dept.

Mr Paul Kelly
30 Hadrian Avenue
Southwick
Sussex,
BN42 4LJ
Dated 12/2/13
Tel [redacted]
Work [redacted]
E-Mail [redacted]

Hi Joanne,

Reference our telephone conversation early Feb 13, please find as requested my written concerns regarding the proposed single storey extension application from my neighbour Mr Rose at 28 Hadrian Avenue Southwick. Having had a previous meet (at my premises No 30 Hadrian Avenue) with yourself and Mr Rose to address the Councils and my concerns regarding the issues of the southern end of his application on my property. I would like to confirm my agreement with the points of concern that you raised.

1/ The height of the southern wall would overshadow, physically dominate my Kitchen Area at No 30.
2/ The height of the southern wall restricts light to habitable rooms, garden area etc.

At the meeting it was suggested to Mr Rose that you would need to see the application changed to meet the following aims:-

P.T.O

1/ The extension roof to be stepped down at the southern corner to enable the ajoining southern wall to be lower.

2/ As the southern corner point was originally (900mm) from my boundary you requested that this area be pushed further around the corner to enable this area of the extension to be less visable on my side.

All the above points as suggested by yourself (The Council) I am in full agreement. Mr Rose has recently showed me a second proposed plan of which I commented to him that none of the above points had been addressed again. He stated that the problem area could be addressed by using a 'Mansard' type roof all of which I am not in agreement with. See points below

1/ Mansard roofs are primarily used in second storey extensions (Room in Roofs etc) not single storey type.
2/ Visually not in keeping with the area two roofs on one extension.
3/ Overall shape - no change from rejected plan dimensions.

Please find additional drawings enclosed all of which asks further unanswered questions.
I hope that my letter will be viewed with a sympathic outcome, and I will

contact you w/c 25/2/13 with a view to seek a meeting at the Adur Council Offices in ~~Shoreham~~ with yourself.

Many Thanks,

Paul Kelly,

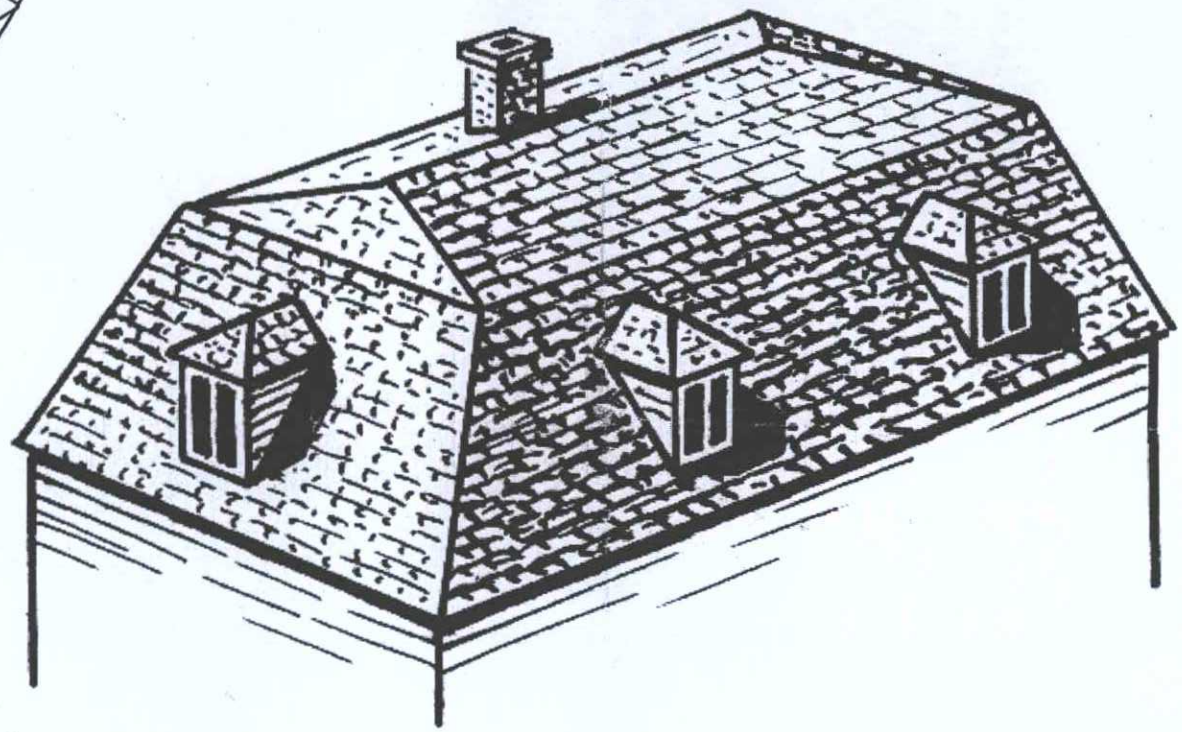
[redacted]

Council requested this area to be stepped down



proposed

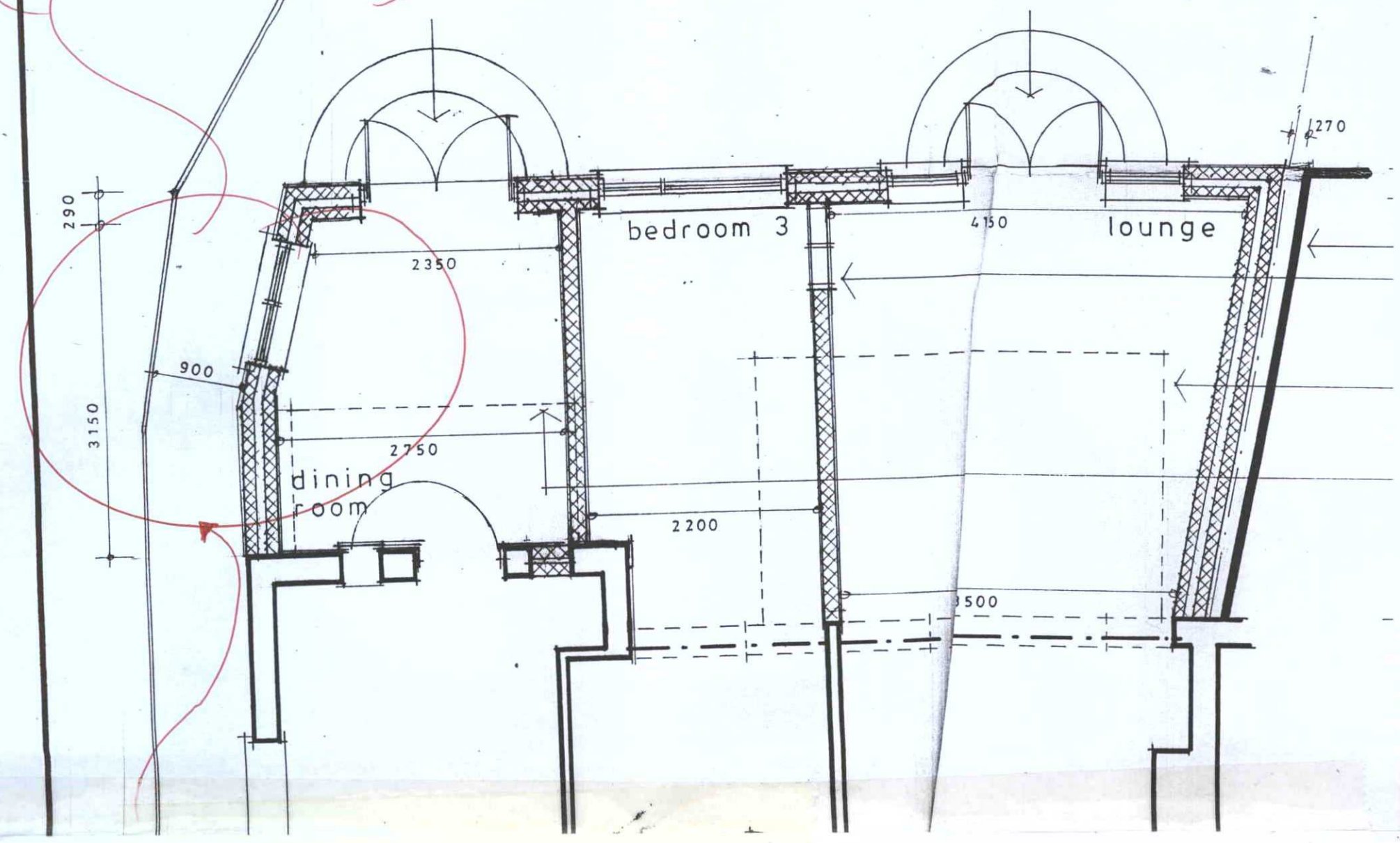
t]



No 28 Hadrian Avenue, Southwick

Proposed Single Storey Eoctension Plan.

Is this minimum dimension acceptable ?



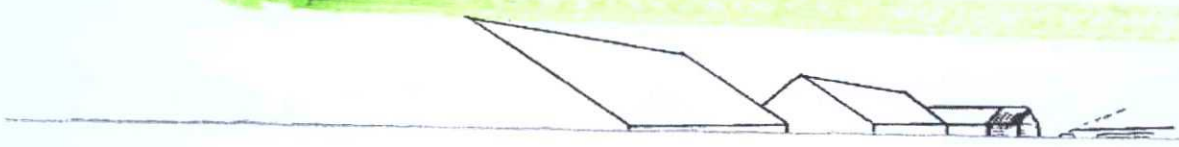
Trafford LDF

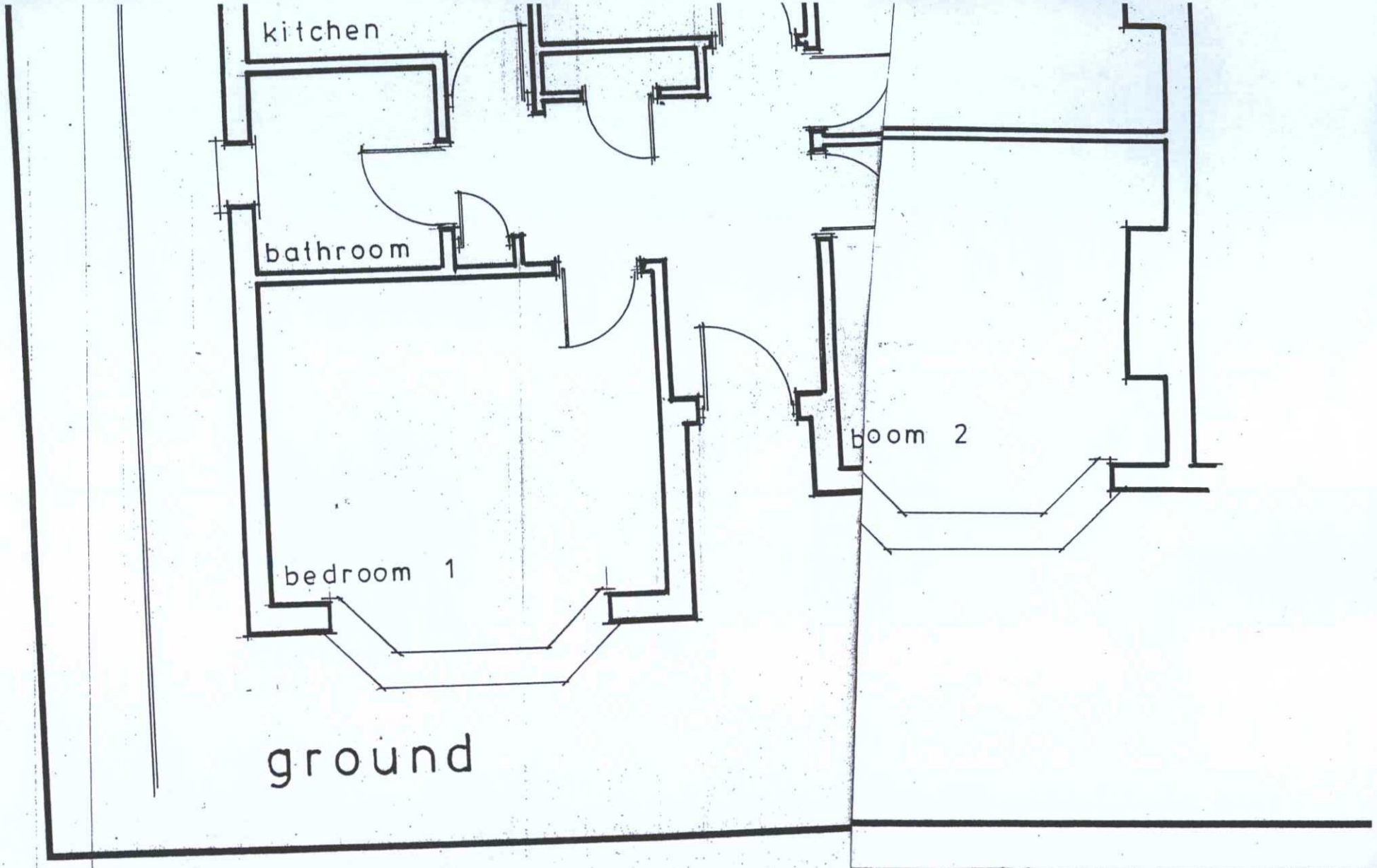
SPD - A Guide for Designing House Extensions & Alterations (January 2011)

3.3.2. Each case must be considered individually, however a proposal is more likely to be acceptable if:

- There is plenty of space between the property and the back of the pavement on the road and the extension only takes up a small proportion of this space
- The proposal is in keeping with the building line and does not appear over-dominant in the street scene
- There is sufficient space left between the extended property and the back of the pavement to maintain the character of the surrounding area
- If the extension is set back from the front corner of the house
- If the extension is single storey rather than two storey
- The design of the proposal helps to minimize the visual impact on the street scene

3.3.3. As well as satisfying the above criteria in paragraph 4.3.2, generally, a minimum separation distance of 2m must be maintained between the edge of any single storey extension and the site boundary. These minimum separation distances may need to be exceeded however in order to safeguard the prevailing spacious character.




kitchen
bathroom
bedroom 1
boom 2
ground