From: Peter Barnett
Sent: 08 April 2010 11:58
To: 'Roger Fagg Architects'
Subject: 77 Greenways Crescent - ADC/0079/10

Dear Roger

I write with reference to the above application.

I must advise you that I have strong concerns about the scale of the proposal and its impact on the character of the existing dwelling and on neighbouring residential amenity.

The rear extension in particular is substantial, projecting 3.8m across the entire rear elevation, which, together with the side and roof extensions, is considered to result in an overdevelopment of the dwelling.

The Council's DC Standard for rear extensions states that 2 storey extensions within 1m of a side boundary with an attached dwelling should normally be no deeper than 2m, while extensions abutting the boundary will not normally be permitted. This proposal will abut the boundary and will result in a bulky and dominant extension which will have an overbearing impact on the neighbouring occupiers. The scale and bulk of the rear extension must therefore be reduced significantly in order to be acceptable.

I have less concerns with regard to the side extension but the Council's advice on such extensions is that they should be set back from the main front wall and preferably set down from the ridge in order to appear subsidiary to the main house. I would therefore advise you to amend this part of the proposal accordingly.

As it stands, I regret that the application is unacceptable and will be refused. If you would like to amend the application you are advised to withdraw the current application and resubmit, for which there will be no fee. You are also advised to submit sketch drawings prior to the submission of any revised application to ensure that your proposal is more acceptable. I appreciate that we discussed an extension to this property prior to the submission of this application but I do not recall it being such a large extension as is currently under consideration.

Please contact me if you would like to discuss the matter further.

Peter Barnett

Peter Barnett **– Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
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