Adur District Council

Planning, Regeneration and Wellbeing

Mr RJ Reynolds
82 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5XL

Our Ref: ADC/0052/11
Your Ref: 1709

Date: 09.03.11

Dear Mr Reynolds,

RE: Proposed change of use of first-floor offices to form a two-bedroom flat with room in the roofspace (including front and rear dormers and first-floor extension) and change of use of groundfloor from Art Studio (A1) to employment agency (A2), 70 High Street, Shoreham.

I have had the opportunity to visit the site to make an inspection, and to consider how the proposed changes of use and associated alterations will effect the surrounding neighbours and the area as a whole.

I have had comments back from the official consultees, The EA, WSCC Highways, and Environmental Health. As yet I am awaiting comments from the Conservation Architect at County Council and the local Conservation Area Group.

With regards to the individual consultees.

- The Environment Agency have no objection to the proposals.
- The Environmental Health Officer states that a purge ventilation system that takes air from the rear of the property will be necessary as a condition, due to high levels of pollution and noise associated with the High Street. Also that acoustic glazing be put in for the bedroom (2nd floor) and living room which face the street. I note you mention secondary glazing in the application, please provide further details of this so I can formward on to the EHO. They also raise a concern regarding the lack of bin and recycling storage for the flat. You mention a side passage for access, having visited the site I was not aware of such a passage.
- West Sussex County Council request that cycle storage be provided in a secure and covered fashion, and also that a TAD contribution of £1,170 be paid in the form of a s.106 agreement (draft agreement enclosed).
- Although I still await the comments of the WSCC Conservation Architect and local conservation group, I have concerns regarding the size of the rear dormer and feel that it is too big given the Conservation Area location of the building. The front dormer is acceptable in terms of how sympathetic it is to the surrounding

Conservation Area, however it is my opinion that it would appear too large, and it should be reduced in size.

- Use of the flat roof as an amenity area would not be acceptable due to the loss of privacy to the surrounding residential dwellings, particularly the flat above the adjacent building (No.72B). Will the main are of flat roof be sectioned off from use of the occupiers of the flat.

I would be grateful if you could consider the remarks and let me know your responses within 14 days of the date of this letter. If no response has been made by this date the application will be determined on the basis of the current submission.

Yours sincerely,



Carlos Hone
Planning Officer

T. 01903 221352
Email. carlos.hone@adur-worthing.gov.uk