Adur District Council

Planning, Regeneration and Wellbeing

Mr J Andrews
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Our Ref: ADC/0012/11
Your Ref: 745/01

Date: 14 February 2010

Dear MrAndrews,

RE: Proposed extensions and alterations, Drumconner, 13 Brighton Road, Lancing.

In reference to the above application.

I have been able to make a site visit to view the proposals in the context of the surrounding area and whilst in principle the proposals are acceptable, there is, I feel, an issue with the appearance of the proposals.

It is evident from your design and access statement that there are some issues with the height of the roof above the lift shaft, and as a consequence the resultant exterior design of the proposed extension is, in my opinion, adversely affected. Enclosed is a sketch of the proposals which would be more sympathetic to the appearance of the existing building and more symmetrical. The sketched revision increased the west side depth to match that of the eastern side, therefore enabling the symmetrical roof forms. The windows in the side of the original gable should be made to be the same size, and the additional window in the west side (1st floor) should be centrally located.

If the lift ridges of the rear roof forms could still be lower than the original roof with a flat roof section between this would be even better as it would lessen the bulk of the building as seen from the west. This is shown in red on the enclosed sketch.

A materials condition requiring a sample of the cladding, and detailed drawings showing the treatment around the windows is to be suggested. This will require the discharge of the condition at a later date and a further fee of £85. If you are able to provide the information at this stage it would prevent this requirement.

I would be grateful if you could consider my comments and mention them to your client, and if you are minded to amend the scheme in line with the above, please can you forward

me two copies of the amended plans by 7 March 2011, if nothing has been received by this date then the application will be determined on the basis of its current submission.

Yours sincerely,

Carlos Hone
Planning Officer

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