ADUR DISTRICT COUNCIL

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

Our reference:	AWDM/0092/25
Please ask for:	Katy McMullan
Email:	Democratic.services@adur-worthing.gov.uk
Direct Line:	01903 221006
Date:	27th March 2025

Dear Mr Sykes,

Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)

Application to Vary Conditions 1 (Approved Plans), 3 (Flood Risk Assessment), 12 (Arboricultural Method Statement) and 13 (Hard and Soft Landscaping) of previously approved AWDM/2294/21 and Amended by AWDM/1579/24. Amendments: Removal of wall fronting Old Shoreham Road; New boundary treatment around plots 1 and 2; Reduction in levels to the rear gardens of plots 1 and 2 and introduction of retaining wall; Change to plots 1 and 2 which will now be a full three storeys (rather than partial two and partial three storeys as approved) and provision of patio store at ground level; Removal of steps adjacent to plot 7 and replacement with a wider 2m access (graded up to land levels to the rear); Internal amendments plots 4 - 7 to reduce the rear bedroom at first floor level, introduction of internal corridor

NON-MATERIAL AMENDMENT DESCRIPTION: Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings with integrated car parking.

Development Site At 12 To 18 Old Shoreham Road Shoreham-by-sea West Sussex

I am writing to inform you that the above planning application is due to be considered by the Planning Committee at its next meeting at **6:30pm** on **7 April 2025** at the Queen Elizabeth II Room, Shoreham Community Centre, Pond Road, Shoreham-by-Sea. The application can be viewed on the Council's website under – Planning Committee and Reports.

The Council allows public speaking at Planning Committee meetings. If you would like to take this opportunity to make your representation at the meeting please register your intention to speak by contacting the Democratic Services Team, Kate McMullan on 01903 221006, by 12 noon on the working day before the Committee meeting (i.e. normally the Friday prior to the Committee meeting on the Monday). The Committee meeting will also be live streamed. The Planning Committee agenda is available to view on our website: https://democracy.adur-worthing.gov.uk/ieListMeetings.aspx?CommitteeId=139

In accordance with our agreed policy, there will be a maximum of 3 speakers allowed in support of the recommendation and 3 speakers against. Each speaker will be allowed a maximum of 3 minutes. The places will be allocated on a first come, first served basis and, therefore, you are strongly advised to register your intention to speak at your earliest convenience.

It is important that any representations made to the Committee should be on relevant planning considerations. For your assistance examples of relevant and irrelevant planning considerations that the Council can consider in assessing proposals and those which it cannot are set out below:

Examples of **relevant** planning considerations are:-

Planning policies
Previous decisions
Highway safety, traffic and parking
Noise, disturbance, traffic and smells
Design, appearance, materials, character
Overlooking, loss of privacy and light
Effect on trees
Effect on Listed Buildings and Conservation Areas

Examples of **irrelevant** planning considerations are:-

Matters controlled by other legislation, e.g. licensing, private property rights/covenants
Effect on value of property
Personal or financial circumstances
Loss of view
Moral or religious issues

Yours faithfully



Gary Peck
Planning Services Manager