Adur District Council

Planning, Regeneration and Wellbeing

A.J.Salter and Son
50 Windsor House
Worthing
West Sussex
BN11 2LY

Our Ref: ADC/0410/09
Your Ref: 6009:1

Date: 11 November 2009

Dear Mr Salter,

RE: Proposed rear conservatory, 14 Wessex Walk, Shoreham.

In reference to the above application.

I have now had an opportunity to visit the site to view it in respect to the proposed development, and within the context of the surrounding area.

The proposals in principle are acceptable, however the conservatory would project to the rear by 4m, which is contrary to the Council's Development Control Standard No.3 'Extensions and Alterations to Dwellings', which states that single-storey extensions which are within 1m of the boundary to an attached neighbour should be no longer than 3.5m, this is to protect outlook and prevent an overbearing effect on the attached neighbour. Additionally a rear garden of at least 11m should usually be retained to prevent loss of privacy to dwellings to the rear, and to ensure adequate private amenity space is retained.

In this instance it is felt that the privacy of properties to the rear is under no threat, and that if there is a reduction in length of the extension to 3.5m it is considered that the proposals would be acceptable in terms of the affect on surrounding neighbours, and the level of private amenity space left.

Please can you could pass on my comments onto your client, and if you are minded to change the proposals I would be grateful if you could submit amended plans no later 26.11.09. If none have been received by this date then the application will be determined on the basis of the current submission.

Yours sincerely,

Carlos Hone
Planning Officer - T. 01273 263216. Email. carlos.hone@adur.gov.uk