461/463 Upper Shoreham Road
Shoreham
West Sussex
BN43 5WQ

Tel: [redacted]

12 November 2016

ADUI G
15 NOV 2016
PLANNING SERVICES

Dear Mr Peck,

Your reference AWDM/1458/16

Rooms in roof with front dormer and balcony to west elevation and rear dormer with Juliet balcony to east elevation.

200 Old Shoreham Road, Shoreham-By-Sea West Sussex BN43 5TE

Thank you for your letter dated 11 November 2016 informing us of the changed description of the proposed development. We have viewed the amended plans and think that there are two problems with the proposals.

Firstly the plans still indicate a Juliet balcony on the rear (east) elevation. This cannot be Permitted Development since balconies are specifically excluded under the terms of the General Development Order.

Secondly, and you may wish to check this with your planning solicitor, we are not convinced that it is legally possible for the local authority to consider an application that requires planning permission but where an element of the extension has been annotated as 'permitted development' on the submitted plans. If the local planning authority were to approve such plans it would, in effect, be giving a formal determination that that element of the development is indeed 'permitted development'. We would challenge this since the inclusion of the balcony takes the development outside the ambit of 'permitted development' for the reasons set out above. The proper course of action in our view would be to exclude from the application drawings that element of the scheme that may or may not constitute permitted development so that this could be properly determined as a separate issue.

We have no objection to the front dormer extension.

Yours sincerely,

[redacted]

Chris Whitwell

[redacted]

Linda Beanlands