APPLICATION SUMMARY

APPLICATION NUMBER: AWDM/0104/13
ADDRESS: 36 Ship Street Shoreham-By-Sea West Sussex BN43 5DH
CASE OFFICER: Gary Peck

CUSTOMER DETAILS

Name: Lois Ellett
Location: West Street, Shoreham-by-Sea, BN43 5WG
E-mail: [REDACTED]

COMMENT DETAILS

Commenter Type: Member of the public
Stance: Objects to the planning application.
Comments:

We remember seeing the property details for 36 Ship Street when we started looking for a house in the area and when it was offered for sale last year. The particulars stated it was 'in need of modernisation' and I can fully understand the owners wanting to improve the property.

However - although 36 Ship Street is not a listed property it is within the middle of a conservation area and is situated in the middle of a terrace of seven houses. One of the existing properties in this terrace already has a two storey extension at the rear – and presumably this was historically granted and already in place before the area became part of the conservation area – but its an exception to the rule and looks inconsistent with the others - with the remaining houses in the terrace having various one-storey-only extensions at the rear. I can understand the need for these one storey extensions – as to live in the modern age people need indoor bathrooms, loos etc (which the houses were not originally built with).

From the rear of my house (in West Street) I can see the backs of the houses in Ship Street. One of the main reasons we moved here is to enjoy living in a conservation area where the historic character of the area is important and upkept and to know that property development would be constrained or sensitively decided upon.

With regard to the planning application, if 36 West Street were granted permission to build a two storey extension, then it could set a precedent for others in the street and surrounding roads to do the same.
Because the relatively small back gardens of houses in both Ship Street and West Street are situated in a closed-off area, an increase of second storey extensions would reduce the amount of shared light available and change and clutter the character of the area.

I feel that in this situation planning permission should not be granted for a two storey extension and should only allow like-for-like replacement of the existing one storey extension within the existing footprint.

In summary these are my recommendations:-

1. No to a two storey extension, but yes to a replacement one storey like-for-like extension in the existing footprint.

2. Yes to replacement of uPVC windows with traditional sash windows.

I trust that this application represents a full disclosure of all planned development for this property that may be subject to requiring prior planning permission.

Kind Regards

L Ellett, West Street, Shoreham-by-Sea, BN43 5WG