

From: **Courtney Darby** <courtney@da.design>

Date: Tue, 11 Aug 2026 at 15:57

Subject: AWDM/0696/26 | 66 Buckingham Road | Additional Representations

To: Planning - <planning@adur-worthing.gov.uk>

This message was sent from outside Adur & Worthing
Councils

[Allow sender](#) | [Block
sender](#)

Dear Sir/Madam,

We write on behalf of Mr and Mrs Bradbury to submit additional representations in support of the above application, for inclusion on the public planning file.

In the course of preparing for the determination of this application, we have had cause to review a number of recently decided householder applications in the immediate vicinity of the application site, all on Upper Shoreham Road, which runs adjacent to and within close proximity of Buckingham Road. We consider these decisions to be material to the assessment of the current proposals and draw them to the attention of the Local Planning Authority accordingly.

The decisions are as follows:

AWDM/0881/25 | 319 Upper Shoreham Road

Consent was granted for the raising of the roof ridge with barn ends to create a second floor, together with a first floor side extension. A neighbour objected on grounds that the vertical extension represented overdevelopment, was out of character locally, and constituted a dominant and bulky structure out of scale with the street scene. Those objections were not accepted by the Local Planning Authority, which concluded that the proposals would not be out of scale in their surroundings. The concerns raised by the objector in that case are materially similar to the officer's current position in respect of the proposals at 66 Buckingham Road. The grant of consent at 319 Upper Shoreham Road is directly relevant to the assessment of scale and character in this case.

AWDM/0591/25 | 402 Upper Shoreham Road

Consent was granted for the raising of the roof ridge to create a first floor across what was originally a chalet bungalow, together with two storey side and rear extensions. The eaves height increased from 2.7 metres to 5.6 metres and the ridge height from 7.4 metres to 8.5 metres. The officer concluded that the resulting building would sit comfortably on the plot and between its neighbours. This decision demonstrates that the comprehensive remodelling of a dwelling to achieve a materially larger building form has been found acceptable in this immediate area.

AWDM/2106/21 | 381 Upper Shoreham Road

Consent was granted for a first floor extension to form a two storey dwelling with rooms in the roof and a new part hipped roof with rooflights. The principle of achieving accommodation within a remodelled roof form as part of a whole-dwelling enlargement was accepted without objection in this case.

AWDM/0548/22 | 336 Upper Shoreham Road

Consent was granted for a two storey side extension with a gap of just over 0.8 metres to the shared boundary, below the 1 metre recommended in Development Management Standard No.2. The officer noted the departure from the standard but concluded that the gap was sufficient to prevent a terracing effect and approved the scheme accordingly. This decision further demonstrates that DMS No.2 is applied with appropriate flexibility where site circumstances justify it.

AWDM/1450/23 | 265 Upper Shoreham Road

Consent was granted for a large rear flat roof dormer to facilitate a loft conversion. The officer noted the dormer was large but concluded it would be difficult to resist given the existence of other examples of flat roof rear dormers visible from the application site. This decision is relevant to the acceptability of rear dormers and loft accommodation in this immediate context.

It is also noted that a number of householder applications on Buckingham Road itself have been approved by this Local Planning Authority on terms directly relevant to the current proposals. At 54 Buckingham Road, consent was granted for a combination of first floor rear extension, roof conversion with raised ridge, rear dormers and garage conversion, establishing the principle of achieving accommodation within an extended and remodelled

roof form on the same road. At 69 Buckingham Road, a first floor side extension was approved adjacent to the boundary without enforcement of the 1 metre setback required by DMS No.2, demonstrating the flexibility with which that standard is applied in this context. These decisions, taken alongside those on Upper Shoreham Road summarised above, confirm a consistent and established pattern of the Local Planning Authority accepting schemes of this nature in this part of Shoreham-by-Sea.

Taken together, these decisions establish a clear pattern of the Local Planning Authority accepting the comprehensive remodelling of dwellings in this part of Shoreham-by-Sea, including roof raises, second floor accommodation, rear dormers and departures from DMS No.2, where proposals are contextually considered. It is also relevant to note that many of the substantial properties on Buckingham Road and Upper Shoreham Road have reached their current scale through incremental and piecemeal additions over many decades, resulting in buildings of considerable size that have been assessed and approved extension by extension over time. The proposals at 66 Buckingham Road represent a more considered and cohesive approach, remodelling the dwelling as a unified whole rather than adding to it incrementally. The resulting building is no larger in principle than many of its neighbours, but arrives at that scale through a single, coherent design exercise rather than through accumulation. We respectfully submit that this approach is a more architecturally responsible one, and should be assessed accordingly.

We trust this additional information will be placed on the public planning file and taken into account in the determination of the application.

Kind Regards,