Adur District Council

Planning, Regeneration and Wellbeing

Carolyn Marston
21 Southdown Road
SHOREHAM-BY-SEA
BN43 5AL

Your Ref:
Our Ref: ADC/0262/09

Date: 4 November 2010

Dear Mrs Marston,

21 Southdown Road, Shoreham-by-Sea: Proposed rear extension (ADC/0262/09)

Thank you for your letter of 3 November 2010, enclosing a copy of your earlier letter of 1 February 2010. I regret that you did not receive a reply but I cannot trace that letter as having been received at that time.

Correspondence had in fact taken place in September 2009 with Stephen Bromley Associates about the issue of the condition requiring both your extension and the extension to No.23 (ADC/0263/09) to be built together.

I attach a copy of the Council's letter of reply which sets out the reasons why it is not acceptable to construct your extension alone.

I would also mention that the Council's Development Control Standard No.3 (copy enclosed) states that rear extensions abutting a boundary will not be permitted where they project more than 3.5 metres from the rear wall of an attached dwellinghouse. In this case, your house already appears to project 2.9m beyond the rear of No.23

I would mention that you could make an application to remove the condition and, if it is refused (as is likely to be the case), appeal against the decision to the Planning Inspectorate. However, I think it unlikely that you would be successful.

I am sorry that I cannot be more helpful.

Yours sincerely,

[redacted]

Keith Morgan
Planning Services Manager

Tel: 01273 263239 (direct line)
e-mail: keith.morgan@adur.gov.uk

Mr & Mrs Marston
21 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL
Tel: [redacted]

Planning Department
ADUR DISTRICT COUNCIL
Ham Road
Shoreham by Sea
West Sussex

ADC/0262/09

ADUR D.C.
CHIEF EXECUTIVES
DEPARTMENT
- 4 NOV 2010

03 November 2010

Dear Sirs

I attach a copy of a letter that I sent earlier this year, to which I have had no reply.

I am extremely unhappy about not being able to proceed with this extension and so is my neighbour. I would appreciate your feedback as I cannot believe that it is normal for planning permission to be granted – but only if my neighbour has the work done - ! Surely this cannot be the normal procedure.

Yours sincerely

[redacted]

Carolyn Marston

Mrs C Marston
21 Southdown Road
Shoreham by Sea
West Sussex
BN43 5AL

Planning Department
ADUR DISTRICT COUNCIL
Ham Road
Shoreham by Sea
West Sussex

PDC/0262/09

01 February 2010

Dear Sirs

Further to our planning application for an extension last summer, I am writing with a query.

The planning permission was granted to us but under the condition of our next door neighbour completing the work at the same time. Our neighbours wrote a letter to state that they do not mind the work starting before them as they are not in a position to do so right at this moment due to current financial implications.

When I phoned originally and spoke to someone in planning they said that this was not ok though, because if our neighbours decided to sell their house (which they are not), it would then be sold with us having an extension and them not – well the people buying would see this as it would be obvious at the time. I do not accept this as a condition for not having the extension and neither does my neighbour, because if we do not go ahead now I do not want to start work at a later date as I want the mess to be confined to this period due to my daughters health, and then if they decided in the future to start their extension, they would be in the same position as we are now and they couldn't start because we hadn't. It is ridiculous.

Please get back to me as soon as possible.

Many thanks.

[redacted]

Carolyn Marston