"Orchard House", 27 Middle Street, Shoreham-by-Sea,
West Sussex BN43 5DP
Tel: [redacted]

18th April, 2014

Mr Gary Peck,
Planning Services Manager,

For the attention of:
Ms Jo Morin,
Principal Planning Officer, Development Management,
Case Officer for AWDM/0185/14,
Adur & Worthing Council,
Planning Services,
Portland House,
44 Richmond Road,
WORTHING,
West Sussex BN11 1HS

ADUR & WORTHING
22 APR 2014
PLANNING SERVICES

Dear Ms Morin,

Re: proposed 2-Storey Side Extension at 21, Middle Street, Shoreham-by-Sea, West Sussex, BN43 5DP – Application Ref: AWDM/0185/14

We wish to respond to the letter from DW Planning dated 1st April, 2014, which itself was responding to our letter of representation dated 24th March, 2014. Our comments, using the same paragraph numbers, are as follows:

Paragraph 1. Trees: We did not dispute that the application only asks for permission to fell one non TPO tree (the very beautiful weeping ash). However we would appreciate confirmation that the *Griselinia Littoralis* would not be felled. This tree is about 4 m. high with the same spread and with a bole of about 30 cm. It is evergreen and satisfactorily screens any building on the east side of the main house. No doubt Adur Planning Services can rule with regard to its status. I attach a recent photograph print showing the *Griselinia Littoralis.*

Paragraph 2. Involvement/Pre-consultation: This subject was mentioned in our representation because we disliked having to object to the application and thus create the possibility of ill-feeling between neighbours.

Paragraph 3. Increase in overall size: It would be easier to comment on relative sizes when figures are quoted instead of the generalities provided such as "large building", "extremely large garden" and "a tiny percentage", but based on such figures as are available in DW Planning's documents, the extension amounts to an increase of 31% additional house area, a very large percentage for a house extension.

Paragraph 4. Loss of light, etc.: We propose to deal with paragraphs 4, 5, 6, 7, 8, and 9 together because they are inter-related.

We note that DW Planning regard our two dimensional approach to over-shadowing as being inaccurate, and also erroneous because of minor differences connected with the dimensions of No. 21. We do not believe that this simple 2D approach (to which we drew attention in our Annex 1) or the minor dimensional differences affect our argument, and only imply a very minor variation from what would happen in practice. For example the "set-back" mentioned in paragraph 5 is too small to measure on the plans made available to the public, but from observation from our garden appears to be not more than 350 mm.

We note that DW Planning arranged for the use of three-dimensional software for modelling shade as recommended by Building Research Establishment. We have looked at the shadow diagrams accompanying their letter and it seems to us that they contain, for the most important period (Winter

solstice 10 am), a **gross** error in that they appear to show the 10 am shadow for both the "with" and "without" situation being generated by a light source in the south-west (actually a compass bearing of about 220 degrees from North). This appears to us to be incorrect. we believe it is not possible in this latitude and longitude for the sun to be providing light at west of south two hours before noon (assuming that these shadow diagrams are shown on the basis of Greenwich Mean Time). In view of the foregoing we feel that the results and conclusions drawn by DW Planning about shadowing are flawed and should be referred to with the greatest possible caution.

In any event DW Planning do not seem to have understood that our objection was that the proposed extension would reduce the unshaded period presently enjoyed by the living room and courtyard during the winter. It has to be understood that when one benefits from some sun in the winter one does not want that period reduced. We believe our analysis of shadowing represents a practical approximate solution to the increase in shadowing that will occur and benefits from our experience with the shadowing of the living room and courtyard in the existing (no extension) situation.

Paragraph 10. Alternative sites: It seems very strange that a two-story extension was regarded "as the best in minimising the impacts on..... all neighbouring properties". It appears axiomatic that a single storey extension hidden behind a 2.3 m. front wall would be less obtrusive and more suitable to the neighbourhood. It surprising that discussions at a very preliminary meeting should be referred to as endorsing a particular plan before arguments for and against had been heard.

In conclusion: We also do not wish our objections to sour relations with our new neighbours, a point we have indeed briefly and pleasantly discussed with Mr S. Bishop (the applicant). This does not however mean that we do not still strongly object to the application in its present form but that our approach is, to paraphrase Voltaire, "I disapprove of your application, but I will defend to the death your right to make such an application!"

Yours sincerely,

[redacted]

[redacted]

Shirley A. Downs **J. Barry Downs**

The following attachments will be posted today and should arrive at the Adur Planning Office on 22 April, 2014.

2 Shadow diagrams marked up with bearing of light source.
Photograph of *Griselinia Littoralis*



1 Winter Solstice 10am



2 Winter Solstice 10am
1 : 500



3 Winter Solstice 12am



4 Winter Solstice 12am
1 : 500



5 Winter Solstice 3pm



6 Winter Solstice 3pm
1 : 500



7 Spring Equinox 10am



8 Spring Equinox 10am
1 : 500



9 Spring Equinox 12am



10 Spring Equinox 12am
1 : 500



11 Spring Equinox 4pm



12 Spring Equinox 4pm
1 : 500

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A100

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20/3/2014



1 Winter Solstice 10am



2 Winter Solstice 10am
1 : 500



3 Winter Solstice 12am



4 Winter Solstice 12am
1 : 500



5 Winter Solstice 3pm



6 Winter Solstice 3pm
1 : 500



7 Spring Equinox 10am



8 Spring Equinox 10am
1 : 500



9 Spring Equinox 12am



10 Spring Equinox 12am
1 : 500



11 Spring Equinox 4pm



12 Spring Equinox 4pm
1 : 500

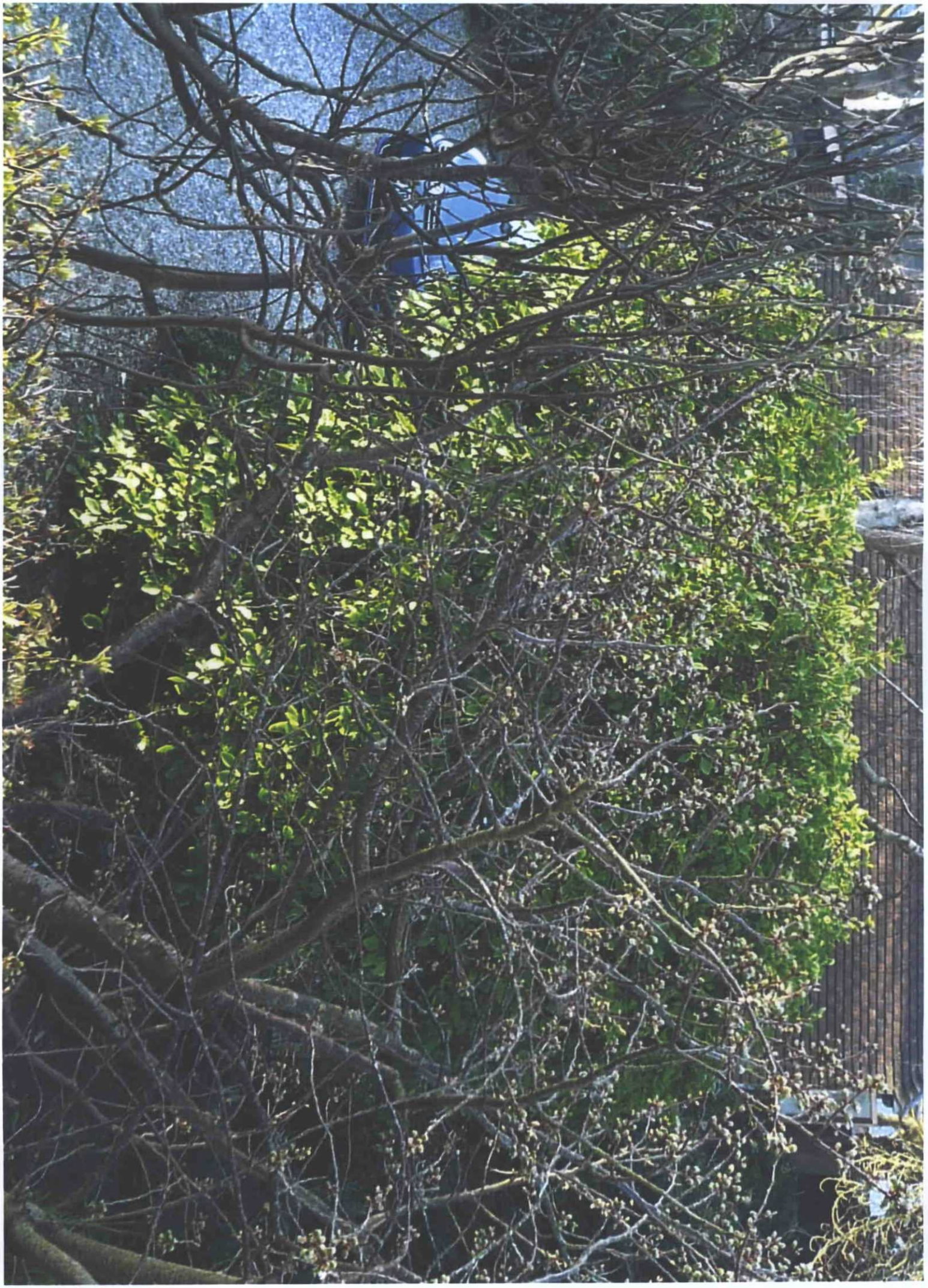
AS EXISTING

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GRISELINIA LITTORALIS. PHOTO TAKEN 17th MARCH 2014.