Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

Our Ref: ADC/0045/11
Your Ref: 9305

Date: 10 March 2010

Dear Mr Bromley,

RE: Proposed extended balcony / alterations at front and two-storey gabled rear extension (with upper-floor in roofspace and side rooflights) 16 Kings Walk, Shoreham.

In reference to the above application and my site visits made to the dwelling and adjacent properties.

I have now had the opportunity to view the proposals in the context of the surrounding residential dwellings to see if there will be any specific impact from the proposals. In principle the development is acceptable however it is my opinion that the extended rear gable will be very large particularly when viewed from the two adjacent properties. The ridge of the proposed extension would be 6.8m in length, in comparison the ridge across the existing roof which is 10.4m. This would represent the addition of a large amount of bulk (about 50% of the existing large roof) where currently there is none, which will appear overbearing and unneighbourly in its overshadowing. It is my feeling that if the gable end were brought in 1.25m closer to the rear flank wall of the building this would probably be a more acceptable size.

With regards to the ground floor extensions, the depth is acceptable however the relationship between the old and new extension would have a far better appearance if the roof heights and fascia treatments matched (including the proposed side extension).

With regards the proposed extension of the balcony and other alterations. The extension of the balcony over the existing front projecting former garage would lead to unacceptable levels of overlooking of No.17 and its width should be restricted to being that of the dormer. This would prevent the loss of privacy and unneighbourly effect, but also add some further symmetry to the front of the bungalow.

Please can you mention my comments to your client and if you are minded to amend the scheme I would be grateful if you could send in two copies of the amended plans no later than 21 days from the date of this letter, if by which time none have been received the application will be determined on the basis of the current submission.

Yours sincerely,



Carlos Hone
Planning Officer

T. 01903 221352
Email. carlos.hone@adur-worthing.gov.uk