From

Name R+D. CLARK

Address 45 Buckingham Rd
Shoreham by Sea
West Sussex
BN43 5UB

Phone Number [redacted]

Commenting on application
ADC/0099/10

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

20 Apr 2010

PLANNING & PUBLIC ADUR HELP POINT RECEIVED 19 APR 2010 CHIEF EXECUTIVES DEPT PASSED TO

Proposed development
Orangery (conservatory) on east side

Location of development to which application relates
43 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UB

Comments

The proposed development extends significantly (approximately 4m) beyond the established building line of properties to the west side of Buckingham Road north of Mill Lane. This would impact the general aesthetic aspect of this established area of Shoreham by Sea where the gardens looking north along Buckingham Road lead pleasingly to the South Downs.
The existing hedge screening indicated on the location and block plan, presumably in an attempt to disguise the adverse visual impact of this development, is not a permanent feature and could be removed at any time, thus rendering it an irrelevant mitigation to this application.
This site (43 Buckingham Road) has already been the subject of a series of significant building developments; initially to provide nursing home provision and then converted to three individual homes. This significantly increased the building density on this site beyond that of the properties on either side of Buckingham Road and the north side of Mill Lane. Additional development of this size will further increase the building density to an unacceptable degree.
The size and orientation of the proposed development represents a disproportionate and aesthetically unsympathetic addition to the property in this location. The roof arrangement (falling toward the west where it meets the house) suggests a stand-alone development only loosely connected to the original property.
The outline architectural details given on the planning application indicate a style of development; external corner columns and spherical apex end features being two key examples, which jar with the pleasing local style of the existing property and the general architectural building style in this area.
The significant size of the proposed development located on raised ground will reduce the natural light experienced by the property to the north side, in particular during winter months.
Future removal of the hedge screen would result in the property to the north being increasingly overlooked as the northern aspect of the proposed development is fully glazed.

Unless you indicate below you will not be allowed to speak at the Committee meeting:-

I wish to speak on the application at the Committee meeting – **YES / NO**

To:
Development Control
Planning, Regeneration & Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Signed [redacted]

Date 19 April 2010