38 Parkside,
Shoreham by Sea,
West Sussex BN43 6HA

14th May 2009

Dear Planning Officer,

Planning Application ADC/0153/09: 40 Parkside – Proposed roof conversion etc.

I wish to object to this application as currently proposed.

During discussions about a previous application (SU/73/02/TP/19785), to which I did not ultimately object, I was given to understand that a development of the size subsequently approved (two storey rear extension with additional one storey rear extension of remaining ground floor) would be conditioned to eliminate all, or a substantial part, of permitted development right for the future. I am dismayed to find that you do not now hold this to be the case and seem to claim that no other objection to this application can be considered. I do not believe that such rights are available to the applicant and therefore object on these grounds.

Even without the concurrent application (ADC/0123/09) for a rear garden development outwith the character of the area, this proposal will lead to over-development of the property. It will radically alter the roof profile of the west elevation of one of a pair of semi-detached houses, within a group of ten such houses of identical west elevation built in the mid-1930s, and to the detriment of the appearance and character the roadscape. As I understand your advice, this proposal might only be possible in its current form by invoking the very permitted development right that I believe to have been extinguished or diminished previously. Should this application be modified so that it might be considered in any other form, I wish to record that I object to any part of this application that would modify the west facing roof slope and, hence, the western elevation.

The intrusion of windows (be it Velux type or others) into the west facing roof slope or elevation of this property is a design feature unnecessary for adequate lighting of the proposed roof room (given the other adjustable features with windows such as the side gable and rear dormer) and which further detracts from the harmony of the design, character and appearance of this group of properties when viewed from the roadway. I presume that concern for character, design and appearance are still legitimate planning considerations designed also to protect the ambience of neighbouring properties.

Yours sincerely,

[redacted]

IRW Elliott

By HAND

Development Control, Planning & Community Division,
Adur District Council,
Civic Centre,
Ham Road,
Shoreham by Sea, BN43 6PR