Adur District Council

Planning, Regeneration and Wellbeing

James Breckell Architects
Tower Point 44
North Road
Brighton
BN1 1YR

Our Ref: ADC/0415/09
Your Ref: 268

Date: 25 November 2009

Dear Mr Breckell,

RE: Proposed re-modelling and enlargement of house, 124 Old Fort Road, Shoreham.

In reference to the above planning application reference ADC/0415/09.

I have now had a chance to view the proposals in the context of the site and the surrounding area, in particular with respect to the neighbouring dwellings at No's 122 / 126, and the previous planning applications on the site ADC/0277/07 and ADC/0462/0, and surrounding area.

Clearly the principle of the re-modelling of the existing building is acceptable given the site location.

In terms of the effect of the front projecting element of the scheme and its effect on the streetscene and neighbouring dwellings. The previous permission would have had rather less impact in terms of the distance in which it projected from the natural building line of the surrounding dwellings. Although there was a long single-storey element, the two-storey section of the building would have been 12m and 7.3m in depth on the east and west elevations respectively. The current proposals would be 15.5m on both sides (deeper than the width of the dwelling). Consequently the two storey element (including the brick privacy screens at the front and rear would result in a massive increase in bulk , particularly at the front where it would project some 6m in front of each of the neighbours. The previous permission was fairly restrained in so far as its effect on the building line at first floor level (and above) and would have resulted in only a 2.5m projection to the east and a set back of 2m to the west.

Whilst the outline of the previous approval on your contextual front elevations does show a similar height, this clearly does not take into consideration the depth of the approved scheme and the visual effect on the streetscene or the building line that currently exists.

The addition of such a large projecting element which is the whole width of the house would detract from the overall appearance of the area, and the amenities of the adjacent dwellings and is considered unacceptable.

With regards to the proposed appearance of the dwelling. As discussed on the telephone the area is not a conservation area, however it is a residential area with a mixed character of buildings all of which are of a scale which fit well within the sites, and which retain this residential character through their combination of scale, mass and detailing. The proposed house is large in comparison to its neighbours, and will have a very prominent siting, mainly due to the front projecting two/three-storey element, which would be particularly visible. I am fully aware that design can be subjective however in this case it is my opinion that too many of the design elements are what you would expect to see on a more commercial building of such a scale, such as: the amount of glazing (a requirement of the house being so deep), the two-storey glazed entrance, and two front balconies and third floor balustrade which would give a particularly overbearing appearance.

I would be grateful if you could mention my comments to your client, and if you are minded to make some amendments to the submitted planning application then please forward two copies of the plans for my attention no later than 16.12.09, after which time if none have been received the application will be determined on its current submission.

Yours sincerely,

Carlos Hone
Planning Officer

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