From: planning@adur-worthing.gov.uk
Sent: 20 June 2023 02:26
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0128/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/06/2023 2:26 AM from Brian Sayer and Ronny Flynn.

Application Summary

Address:	Rosecroft The Street Shoreham-by-sea West Sussex BN43 5NJ
Proposal:	Raising of the roof ridge height and remodelling of bungalow to form a two storey pitched roof dwelling, with raised patio to rear|cr|
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Brian Sayer and Ronny Flynn
Address:	8 The Street, Shoreham-By-Sea, West Sussex BN43 5NJ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other
Comments:	We understand that the deadline for comments has been extended to 20 June. We remain concerned about the impact of this development on the Old Shoreham Conservation Area. The recently-added Heritage Statement mostly restates, at length, national planning policy and the 2021 Conservation Area appraisal report. It claims that the proposed rebuild will make a positive contribution to the Conservation Area, without offering any justification for this opinion. It does not: - address how this design meets local planning guidelines for new developments in the inception report for the Conservation Area. (In fact the planning consultants seem to be

unaware of this report and guidelines)
- address Adur's generic planning guidelines for extensions and alterations (Development Management Standard No. 2) which are specifically mentioned in paragraph 6.11 of the recent approved Appraisal report
- relate the proposed building to vernacular designs in the area as recommended in the Appraisal report (para 6.9)
- seek retrospective approval in the light of last year's Article 4 directive for recent changes to the boundary fencing along the adjacent public footpath.

The rationale for the design seems to be mostly related to the earlier, rejected, design and to the proposed enlargement of Shearings which has not been started within the limits of conditional approval and presumably will not now be built, meaning that the redesigned Rosecroft will be even more prominent, if approved.

The Heritage Statement does talk about using vernacular materials, but powder coated aluminium, slate tiles, zinc cladding and large areas of glass are not part of the local vernacular in Odl Shoreham.

We feel it is important that proposals are developed and considered in relation to the guidelines that exist for the Conservation Area, which have evolved through lengthy and costly consultation and local studies. Otherwise, what is the point of them? This should help to to avoid establishing new precedents that a future appraisal report will describe as 'regrettable'.

Kind regards