ADUR
DISTRICT COUNCIL

Executive
Head of Service
James Appleton

Direct Dial : 01273 263216
Facsimile : 01273 263203
carlos.hone@adur.gov.uk
DX 59765, Shoreham-by-Sea

Planning, Regeneration and Wellbeing
Development Control
Adur District Council
Civic Centre, Ham Road
Shoreham-By-Sea, BN43 6PR

Contact: Carlos Hone

Inwood Tuck Jones
The Gallery
120 Portland Road
Hove
East Sussex
BN3 5DN

Our ref: ADC/0208/09

Your ref: 1313009/DST/TLB

Date: 01.07.09

Dear Mr Tuck,

Re: Proposed rear extension, 20 Anchor Close, Shoreham.
Planning Application: ADC/0208/09

Having now had the opportunity to visit the site to view it with respect to the submitted proposals, and I feel that in principle the planning application is acceptable provided a minor change is made.

The extension would be located directly adjacent to the boundary with the attached dwellings (No.102), and it would project from the rear of both dwellings by 3.85m. The Council has a Development Control Standard (No.3) entitled 'Extensions and Alterations to Dwellings', in which it states that rear extensions to terraced properties which are within a metre of the boundary with attached properties shall be no more than 3.5m in depth. This is to prevent a loss of outlook and to prevent any overbearing effect, on the neighbouring property. It would be my opinion that the extension should be reduced to the maximum allowed by the Dev. control standard which would be 3.5m.

Additionally the proposed extension would be wider that the existing conservatory. The conservatory appears to have very discrete guttering sited inset atop the structural walls of the conservatory. I would be grateful if you could let me know, by means of a 1:20 detail of both east and west sides, how the proposed extension will deal with rainfall without having rainwater goods that overhang the two attached sites. It may be necessary to reduce the width of the extension to allow for the proposed guttering.

I would be grateful if you could mention my comments to your client and if you are minded to make some amendments then please forward three copies of the plans for my attention no later than 15.07.09, after which time if none have been received then the application will be determined on its current submission.

Yours sincerely,

Carlos Hone
Planning Officer