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3rd th August 2013

To: The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Planning Inspectorate Number: APP/3805/A/132202322
Adur DC application reference: AWAP/0026/13

I am writing regarding the planning application appeal for no. 17 Old Fort Road, Shoreham by Sea, West Sussex, BN43 5RL. Further to my original objection, I wish to make the following comments.

Firstly, I understand the original application was denied on the grounds that new building would have a detrimental impact on bungalow buildings to the north of this plot. I do not believe the developers have submitted any new plans, so still intend to construct a three storey building on the plot where there currently sits a single storey property. I do not see how the Planning Inspectorate could now approve these plans without total disregard for the local planning committee. I believe the local planning committee is far better placed to make such a decision, where the impact on local residents can be best assessed.

In the planning submission for no. 17, there is reference to the precedent set by the development at nos. 25/27 Old Fort Road. To a large extent the plans for no.17 use that same three storey design as nos. 25/27. However you need to be aware the current development at nos. 25/27 has been suspended, as the build has exceeded the planned height dimensions of the plan. The council's planning department has also enforced this developer to remove three courses of concrete blocks (approx. 1 metre high) from the top/third storey of this development. I understand that a retrospective planning application to allow this increased height has been denied, so this developer is now having to rethink the design and is now unlikely to be able to incorporate a third storey. In this regard the precedent referred to in the planning application for no. 17 no longer holds.

As referenced in my original objection, I know of three established local architects living in Old Fort Road, all of whom are strongly of the opinion that the plot at no. 17 is too small to support development of the two, three bedroom houses. I feel the developer/architect is not being entirely honest with their plans. I have already noted planning irregularities with the dimensions, where the boundary separation gaps were previously shown on the plans as less than 1 metre, but on the latest plans are

conveniently rounded up to 1 metre. If the developer/architect is already taking liberties with these dimensions, they are clearly struggling to get their "quart to fit in a pint pot". I've no doubt that should this build commence, the developers will be faced with similar challenges to those being experienced at nos. 25/27 Old Fort Road. As is often the case nowadays, developers are always pushing the boundaries of planning constraints, hoping to get round these through retrospective planning applications. In doing so, those planning rules and guidelines designed to protect the surrounding environs are being constantly eroded.

The plot cannot support a development of this size and be deemed to be sympathetically integrated with the surrounding dwellings. I therefore strongly urge the Planning Inspectorate to uphold the denial of this planning application. Please inform me of your decision in writing.

Yours Sincerely,



Kevin Reitze