Adur District Council

Planning, Regeneration and Wellbeing

B.C. Building Consultants Ltd.
27 Dell Drive
Angmering
Sussex
BN16 4HE

Our Ref: ADC/0172/09
Your Ref: BRC/RSC/3182

Date: 22 July 2009

Dear Mr Compton,

RE: Proposed amendments to Planning permission ADC/0172/09, 158 Old Fort Road, Shoreham.

In reply to your letter dated 14 July 2009.

Having now had the opportunity to view the proposed amendments I can confirm that a fresh planning application would be required for the proposed enlargement of the balcony and visibility screen due to there being an increase in the physical size and quite likely to increase the level of overlooking of the neighbouring property (No.160).

In my opinion the existing shape of the approved balcony mimics the angle between the two wings of the bungalow, with the sun screen also adhering to this same line it creates a sensitive response to the form of the original bungalow. The proposed enlargement will create an addition of visible mass and bulk on the eastern side of the extension, whereas in the approved scheme the weight and bulk was mainly located more to the west, adjacent to the larger neighbouring house. I do feel that the proposed amendments will have an adverse effect on the success of the originally design, by jarring the angled lines of the dwelling, adding unnecessary bulk to the eastern side of the extension, and possibly leading to additional use of the eastern side of the balcony which could lead to overlooking of the south side garden of No.160.

I would be grateful if you could let me know if you have had any thoughts regarding conditions No's 2 & 4 of the planning permission, which require a schedule of materials (samples) and a maintenance schedule for the timber sunscreen be submitted.

Yours sincerely,

Carlos Hone
Planning Officer
Enc.