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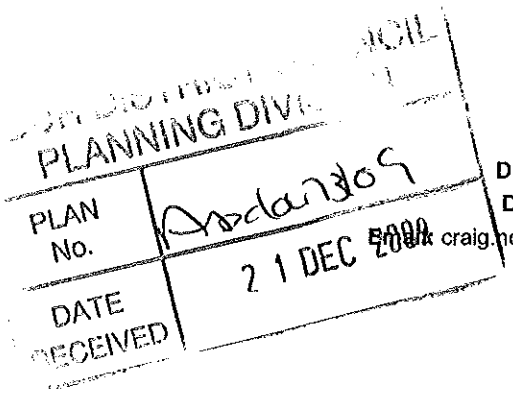

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Our ref: CLN/vaw

13 December 2009

Dear Sir

The Pump House, New Erringham Farm, Mill Hill, Shoreham-by-Sea – extension and alterations

This letter accompanies a householder application for the retention of a single storey side extension to form a utility room, and alterations to form a balcony to the master bedroom at the above property. The application papers have been lodged with your authority via the Planning Portal (reference PP00846132). A separate letter accompanies the application fee of £150 made payable to Adur District Council.

Background

The building subject to this application is a dwelling originally created in the early 1990s by conversion of a former radar station generator building. Permission SU/189/90/TP/FP refers.

One of the conditions attached to the grant of permission (condition 6) states:

"Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (as amended), the dwellinghouse shall not be extended or further altered externally in any way, nor shall any ancillary building or shed be erected in its curtilage, without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To safeguard the rural character and appea rance of the area."

Without appreciating the existence of this condition, the owners of the property carried out works during 2003/2004. The works consisted of the following:

Lobby/WC/Utility room

The main entrance to the dwelling (on its northern flank) gives onto a small lobby with a WC beyond. Originally the W/C door faced the entrance. The works introduced a single storey extension (to the same width as the existing lobby) which now accommodates a reworked WC with utility room beyond. This extension is about 5.4m deep and is formed in matching facing brickwork, now indistinguishable from the

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original brickwork. A lean-to style pitched roof has been provided in tiling to match the existing. Two small high-level windows have been provided for each of the new rooms.

The extension has been built in good quality materials and its design with pitched roof and subservient scale (not extending to the full depth of the property) means that it is entirely in keeping with the building and causes no harm to the rural character and appe arance of the area.

Photographs of the original appearance of the northern flank of the dwelling are included with the application.

Master Bedroom Balcony

Works have also been undertaken to the southern flank of the dwelling. Originally, the master bedroom included fitted cupboards which extended over the study below within the roofslope. Photographs of the original arrangement are included in the photoset. This slope was removed to provide a modest flat-roofed area above the study, with new doors opening onto it from the master bedroom.

It is considered that this minor alteration helps to provide a more balanced western elevation to the property (compare before and after elevations) and marginally reduces the bulk of the building. Again, the works are entirely in keeping with the building and has caused no harm to the rural character and appearance of the area.

Planning Issues

The works that have been carried out to the property are likely to have been regarded as permitted development were it not for the effect of Condition 6 on the original approval. The works have been carried out to a good standard and entirely in keeping with the building. They have and caused no harm to the rural character and appearance of the area. They are also in compliance with Development Control Standard No3: Extensions and alterations to dwellings, as well as The Development Plan. Your authority should therefore support a grant of retrospective planning permission.

.Yours faithfully

Craig Noel BA MSc DipUP FRGS MRTPI
Partner