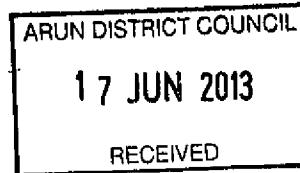


Scan
AL/44/13.
AL/45/13/L

Garry Mount

Chartered Architectural Technologist

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Our Ref: GM/RH - 2012/30
11th June 2013

Dear Sir / Madam

Re: Replacement Garage building at Letterbox Cottage, Norton Lane, Aldingbourne

I enclose our planning and listed building application for the proposed replacement garage building at the above property, along with four copies of our drawings 2012/30/01, 2012/30/03 and 2012/30/05. We have not included an application fee as this is a resubmission following refusal of applications AL/98/12 and AL/109/12/L.

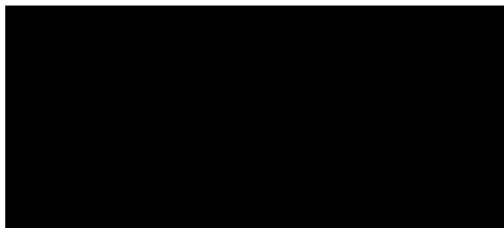
Following the refusal of the previous applications the building has been redesigned and re-positioned, to address the reasons for refusal. The scale of the building has been reduced and the building has been re-positioned to avoid the need to remove any of the existing garden wall.

Prior to preparing this application we did seek advice from the case officer, Miss Rawlins. Although it was agreed that the revised proposal addresses the concerns raised within the previous application, Miss Rawlins has requested that the workshop be separated from the garage to allow her to fully support the proposal.

The applicants reasons for replacing the existing garage is not only to construct a building more in keeping with the surroundings but also to form a workshop to allow him to work on his classic car. Ideally this work shop should be attached to the garage. Therefore, rather than separating the workshop from the garage, we have amended the design, setting the rear wall of the workshop 500mm in from the rear of the garage. This will form a stagger in the wall and break up roof line. Very little of the workshop will be visible from outside the site, it will be screened from view, not only by the garage roof but also by the 2.2m high boundary wall. Within the site, from the parking area, the workshop will be screened by the 2m high wall between the parking area and the garden.

We hope that following these amendments to the design you will be able to support the proposals.

Should you require any further information please don't hesitate to contact me.



Barnham, West Sussex PO22 0EL
Tel: 01243 850614
Mob: 07951 332812

Garry Mount MCIAT
Chartered Architectural Technologist
garrymount@gmail.com