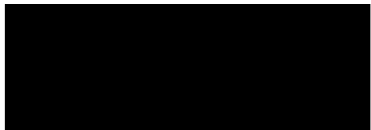




St Johns House
St Johns Street
Chichester
West Sussex
PO19 1UU

Our Ref: 2021 46/wtm
16 May 2022

Directorate of Planning & Housing
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: 

Dear Sirs

First floor side extension, replacement front entrance porch and detached garage with side store: 40 Barrack Lane, Bognor Regis, West Sussex PO21 4DB.

We enclose our clients Householder Planning submission in respect of the above, together with copy of each of our drawings 2021 46 P 01 -06 Plans as existing and 07-11 as proposed and 13 perspective views, surface water flood zone map, validation check list and Cil additional information forms.

We anticipate the submission fee will be £ 238.20 including portal charges, should the proposal not fall within the selected Planning category please inform us by return.

The proposals are for a first floor side extension, replacement of the front entrance porch incorporating a cloakroom and in the front garden a detached garage with side store. The south west side adjacent property has a two storey wing on the same building line, the first floor of this proposal has the upper storey set back above a pitch roof to ensure it will be subservient. The replacement porch is modest in scale and sits well on the front elevation. The garage and side store will be concealed from the road by the mature evergreen hedge line and is well screened on the north east side.

The proposal will meet the requirements of the Local Plan Section 13 and Policy DDM1 with a high quality in design in aspect and form. The dwelling will continue to make a positive contribution to the local vernacular character. Provision will be made to incorporate bat and bird boxes in accordance with policy EnvDM5 on north facing elevations. The existing property has mature landscaped gardens.

Please contact us if you require further information or have any queries.

Yours sincerely


William Matthews
Hda projects

Director: William Matthews

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Architectural Services and Building Design Consultants