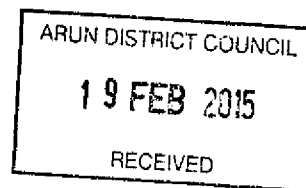


Mr & Mrs R Smith
37 Kingsway
Bognor Regis
West Sussex
PO21 4DH

Mrs J Chapman
Planning Officer
c/o Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



18 February 2015

Dear Mrs Chapman,

Planning Application No: AW/312/14/HH

We are sorry we will not to be able to appear before the Committee. This is due to a clash with a long planned family holiday. We would therefore like you to consider this letter before you reach your decision.

We are aware of the value of Craigwell Conservation Area and before making the current application we consulted with planning Officer Mr D Vick and amended our earlier proposals.

Our building and garage together already extend across almost the full width of the plot as can be seen on the block plan. To the East we propose to extend in front of the existing garage. To the West we would like to extend forward the existing porch. The existing west side gate to the rear garden will remain. Neither extension comes -any further forward than the main façade. Neither extend any further sideways than the existing house and garage.

Nearest the boundaries both extensions are only slightly higher than the boundary fences we could erect without any planning permission. They are both single storey with low pitched roofs. The impact on adjoining properties is therefore reduced.

The changes we propose are modest compared to the unaltered main façade of the building. We have reduced the size of the west side porch so that it sits back behind the main façade. We have reduced the depth of the east side extension by making the conservatory smaller and having a carport instead of a garage.

These changes help ensure both are subservient to the main building and that the front face of the building remains indented. These factors combined with the distance from the road means that the impact on the street scene, and the wider conservation area, are minimal.

On this application The Parks and Greenspace Officer has been consulted. He notes two trees, neither of which meet the requirements for tree preservation orders. Both are poorly positioned, too close to existing buildings and hard surfaces, to be able to flourish in the long term.

We would accept a planning condition regarding protection of the trees during the work as advised by the Officer. We can also design our foundation to be 600mm inside our boundary with a cantilevered floor slab to take the weight of the new side wall. The new foundations will then be a similar distance from the trees as those of next doors bungalow. Alternatively we have offered to plant replacement trees in a more suitable location so they could flourish away from both our existing garage, driveway, proposed extension and next doors bungalow.

We note that the Arun District Council Conservation Area Committee have no objection to our latest proposals. We hope you feel able to agree with them and approve our application which is very modest in scale compared to those that have been done elsewhere on the estate.

Yours sincerely,

A black rectangular box redacting the signature of Mr & Mrs Smith.

Mr & Mrs Smith

CC All planning committee members, Planning Officer.