

Mr and Mrs B Pieters
81a The Fairway, Aldwick West Sussex PO21 4EX

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

23 Jan 2017

Dear Sir/Madam
81a The Fairway, Aldwick, PO21 4EX
Rear single storey kitchen Extension and new Porch and infill to outbuilding.

Please find attached online Planning Application. We would consider the proposals to be Permitted Development. If that is the case then please let us know and disregard this application.

The application includes the following drawings and documents:

- Drw no 01 - Location and Block Plan
- 02 - Existing Front/South Elevation and Ground floor Plan
- 03 - Existing Elevations
- 04 - Proposed Plan
- 05 - Proposed Elevations
- 06 - Existing and Proposed Roof Plan

Validation check list and
Biodiversity check list
Design and Access Statement below.

Design and Access statement

Design

The scale and form of the extension will be of a high quality design, visually integrated in context and subservient to the two storey original house. It will have the same details and materials to that used on the existing front extension (AW/138/00)

As part of the extension will be within 6m of a boundary, the roofing proposed is a fire retardant treated Western Red Cedar shingles, the same as is used on the front extension. The walls will be the same, white painted Midhurst white bricks.

The existing timber rear kitchen door and window will be reused. The roof lights will be by The Rooflight Comp. designed for minimal impact and in line with the external roof plane. The west elevation high level window will be a direct glazed opening, again to match the details of the direct glazing in the existing front extension.

Landscaping and Trees

The existing trees, a Pine and Catalpa tree are detailed on drawing 04 and sufficiently distant in order not to require trimming or be otherwise affected by the proposal. These trees, together with others in the garden are subject to a separate Planning Application (AW/16/17/T) The works proposed in that application are generally intended to keep the trees within reasonable height etc as commensurate with the scale of the garden and their positions.

The hard landscaping in the rear garden will be minimal and rain water pervious to mitigate the impact on the trees, see drw 04.

No new underground foul water drainage is proposed and the surface water drainage will be as shown on drawing 04 sufficiently distanced from the trees.

Access

The extension will be at the same level as existing. And will allow for level access from the rear porch to the kitchen.

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

Yours faithfully

Mr B. Pieters