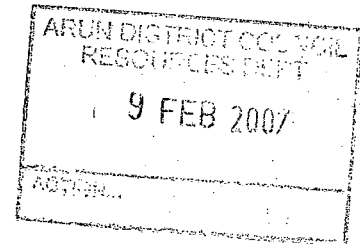


SUSSEX BUILDING CONSULTANCY LIMITED

1 COURDELYS, BERSTED STREET, BOGNOR REGIS. PO22 9QE

Arun District Council
Planning Department
Maltravers Road
LITTLEHAMPTON
BN17 5LF



06 February 2007

Dear Sir,

**Ref Extensions and Alterations - 32 The Fairway, Aldwick, Bognor Regis
Town and Country Planning Acts**

On behalf of my clients I enclose six copies of forms, plans, elevations, site and location plans for the application for permission under the Town and Country Planning legislation. Also enclosed is a cheque for the application fee of £135.00.

As can be seen from the submitted detail the works have been proposed not only to give much needed additional space for my clients young family but also to improve the external appearance of the building.

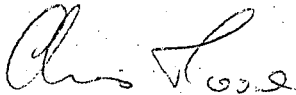
DESIGN STATEMENT

- 1.0 The dwelling currently has a number of flat roof extensions - a rear lounge extension with large balcony above, first floor dormer to the front elevation and a garage also to the front, currently laid at an angle on plan to the main dwelling. The preponderance of flat roofs not only detract from the appearance but also present ongoing maintenance issues, in addition to this the unsightly garage obscures part of the front elevation.
- 1.1 The proposals seek to replace the flat roofs with either pitched or false pitched details to soften the outline. The new garage is placed square on to the building and now incorporates the utility and porch areas with the false pitch detail continuing around the perimeter. It should be noted that the new garage is only 100 mm closer to the front boundary than the existing example.
- 1.2 The rear extension although reasonably high to allow for the bedroom within, still has a ridge lower than the main dwelling and is therefore considered as subservient in terms of scale and visual impact. The extension exactly replaces the footprint of the one removed and therefore being placed nearly five metres away from the boundary with the roof sloping away, presents no issues of overshadowing with the property next door.

- 1.3 Windows are also placed so that there will be no overlooking or loss of privacy issues with the adjoining property.

I hope everything is in order and that this application may be progressed towards a positive decision, however should you wish to discuss please do not hesitate to contact me.

Yours faithfully,



Chris Moore BSc (Hons) MBEEng

Cc Mr and Mrs Toone