

COLIN JESSEY  
ASSOCIATES

47 Sullington Gardens  
Findon Valley  
Worthing  
West Sussex  
BN14 0HS

The Executive Head of Planning  
Planning Department  
Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

10 November 2014  
339/B002  
PP 03774891

Dear Sir

**Re; Proposed removal of car port and replacement with a two storey side extension to provide a double garage and improved internal accommodation at;  
Broad Acres, 12 East Drive, Angmering, Littlehampton, West Sussex, BN16 4JH**

On behalf of our clients David Tippet & Jennifer Brunschweiler, we have today submitted for your consideration via the Planning Portal, their Householder Planning Application in respect of the above proposed works.

The property forms a spacious four bedroom detached dwelling house with a single integral garage, standing on a good sized plot with front and rear gardens. The property is located on the north side of East Drive, which is a private estate backing onto the golf course.

Surrounding properties are all detached, in a mixture of styles and sizes, but generally large with four or more bedrooms. Properties on the north side of East Drive were constructed in the first half of the last Century, while properties on the south side were constructed later in the last Century. Many have been extended in a variety of ways and directions, some with large extensions up to their boundaries.

The property is not Listed, is not located within a Conservation Area, and is not located within an 'Area in Risk of Flooding'.

The dwelling was constructed as a purpose built residential dwelling house, with brick elevations under a plain tiled roof. This is a family home, which has remained in our client's family's ownership for two generations.

Other than replacement windows in white upvc, the property has not been altered or extended in the past. Our clients now wish to modernise and improve the dwelling house for their own use. The proposals include the removal of the poor car-port to the side elevation and its replacement with a two storey side extension. This extension will enlarge the existing single integral garage into a double, enlarge the existing accommodation to bedrooms 3 & 4, and provide bedrooms 3 & 4 with en-suite bathrooms and dressing rooms.

*Continued*

In conclusion, this proposal allows for a modest side extension measuring 2.4 metres in width at the front and 1 metre in width at the rear, but does not involve any extension to the front or rear. All Details and materials are to match the existing. A clear space is to be retained at the side for maintenance. Finally, there is no overlooking nor an adverse effect on the neighbouring property.

We enclose as part of the Application our client's cheque in the sum of £172.00 to cover the Council's planning fee.

The application also comprises the following documents, which have been submitted via the Planning Portal;

- This letter which forms part of the application.
- Your Planning Application form with Certificate A.
- An A4 document with four colour photos showing the existing property.
- A second A4 document with six colour photographs showing other properties in East Drive
- Drawings as listed on our attached 'Drawing Issue Sheet'.

Should you feel that any part of the Application may be prejudicial to the granting of Consent, please can you contact this office so that such matters may be discussed, and so that we may advise our clients.

Yours faithfully

Colin Jessey

Colin Jessey Associates  
Member of the Chartered Institute of Architectural Technologists

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Colin Jessey DipAD MCIAT, Sharon Davis