

Development Management
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Rachel Newton
HADAI
19 Lancaster Court
Kingsway
Hove
East Sussex
BN3 2TQ

24th January 2017

Dear Sirs,

Re: Householder Planning Application for 9 Bramley Way, Angmering.

We are acting for our clients Mr & Mrs P. Billett in submitting a householder application for planning approval for the above named property.

The application comprises of the following drawings and forms, which have been submitted online via the Planning Portal:

Application Form
Drawing No. PLI604-01 Location Plan
Drawing No. PLI604-02 Block Plan
Drawing No. PLI604-03 Existing Planting Plan
Drawing No. PLI604-04 Proposed Planting Plan
Drawing No. PLI604-05 Existing Plans
Drawing No. PLI604-06 Existing Elevations
Drawing No. PLI604-07 Proposed Plans
Drawing No. PLI604-08 Proposed Elevations
Drawing No. PLI604-09 3D Views

This application includes a small, single storey rear extension to a detached house along with the slight relocation of the garden fence.

The fence forms the border between our clients' garden and the access road to the side of the house, which allows vehicle and pedestrian access to garages and parking spaces at the rear of theirs and surrounding houses. The developers of the properties

erected it when they were first built (approx. 13 years ago). It was set back into the garden by around a metre to enable a Beech hedge to be planted on the edge of the access road to soften the landscaping and improve the appearance of the area. It is the responsibility of our clients to keep it in good order and to trim it when necessary.

This unfortunately does take up rather a lot of space in our clients' garden, which is not particularly large for the size of the house. Our clients wish to build a small, single storey extension to the rear of the property to allow for a larger Kitchen/Diner. The site of the fence would make it impossible to continue the existing gable wall further to the rear, as it would encroach on the fence and hedge. There is a covenant in their deeds that states *"Not to cut down or in any way interfere with any trees shrubs now standing or afterwards planted by the Transferor on the Property pursuant to any landscaping scheme required by the Local Authority without the prior approval of the Local Authority"*.

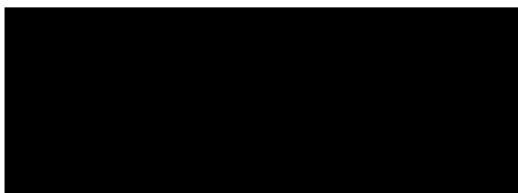
We are, therefore, seeking the authority to do so.

Existing and proposed planting plans have been included in this application and clearly show our intentions. We believe that the proposals would maintain an attractive appearance to the road, whilst softening the border, but still allowing the extension to be built without detrimental impact on the overall appearance to the access road. Please note, no changes are proposed to the main street scene at the front of the property.

With regards to the rear extension, everything should be self-explanatory from the plans submitted. It is a small extension, not visible from the front of the property and whilst we appreciate the design is not intended to 'match' the host property by way of using the same materials, we believe it does compliment it in materials and form, whilst not pretending to be an original part of the house.

We trust everything with the application is in order and look forward to receiving your decision shortly.

Yours sincerely,



Rachel Newton (BA Hons).
Hove Architectural Design And Interiors.