

Document reference. 2341 let 1 Arun BC

Date: 25th February 2025

Your reference:

Planning department,
Arun District Council
Maltravers Road
Littlehampton,
West Sussex
BN17 5LF

Dear Sirs;

**Proposed Demolition of existing garage and reconstruction to domestic standard as living/
Garden room, with a utility room and study**

Please find the Planning application for the above

The supporting documents are as follows

- | | | |
|---|--------------------|-------------|
| 1. Floor Plans, sections and elevations as Proposed | 2341 – 1 | 1:50 at A1 |
| 1. Floor plans as existing | 2341 - 2 | 1:100 at A3 |
| 2. South elevation and section as proposed | 2341 – 3 | 1:50 at A2 |
| 3. Elevations as existing | 2341 - 4 | 1:100 at A3 |
| 4. Roof plans | 2341 - 5 | 1:100 at A3 |
| 5. Block plan | 2341 - 6 | 1:500 at A4 |
| 6. Location Plan | as planning portal | |
| 7. CIL form | | |
| 8. Cover letter and design statement | | |

Should you need any more information please do not hesitate to get in touch

Kind Regards

Yours faithfully,

Philip J Clay

DESIGN STATEMENT

I believe that the proposal as detailed in this application, namely the "*Proposed Demolition of existing garage and reconstruction to domestic standard as living/ Garden room*" is quite straight forward. The current garage is not used as such, with part converted to a Utility room. This is to creates a new living space, as the existing a living room is doubles as a dining room and offers insufficient space, with a replacement and larger utility room and a small home study/office

There is more there enough room at the side of the property to construct the as is clear from the , No other property would be affected, and the property to the south west has been extended extensively and already has such a structure as can be seen in photo 2 and the plan appended below



PHOTO 1

FRONT
ELEVATION

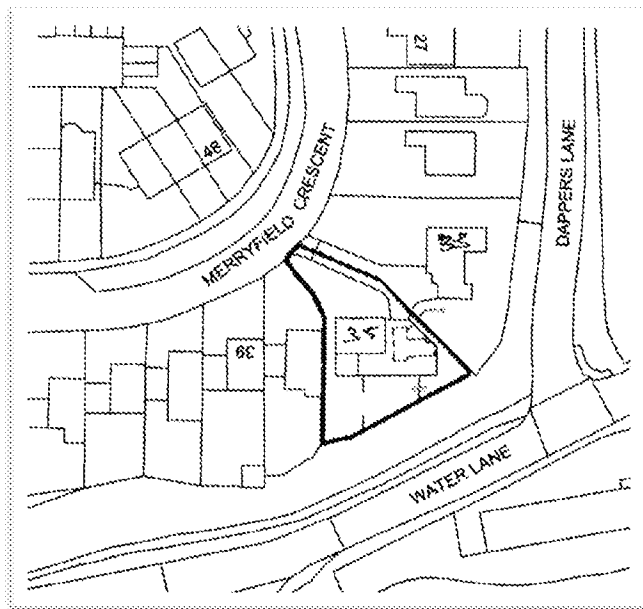


DIAGRAM A

Plan showing
extent of work to
neighbouring
property , no 35



PHOTO 2

Side
elevation of
existing
garage
showing new
extension on
adjacent
property



PHOTO 4

side
elevation



PHOTO 5

rear
elevation