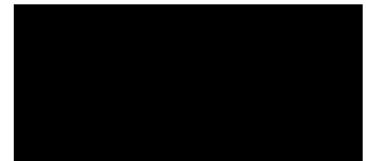


Our Ref: 1513/wtm
12 June 2015

Directorate of Planning & Housing
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir

Pitch rear and side extensions: 23 Sandymount Avenue, Bognor Regis. PO21 4AY

We enclose our clients online house holder planning resubmission in respect of the above together with pdf copies of each of our drawings 1513 P 01 location and block plans, 02 plans as existing, 03 elevations as existing and revised plans 04 A plans as proposed, 05 A elevations as proposed, 06 A perspective views together with validation check lists.

We anticipate the submission will be free following withdrawal of the previous application, should this not be the case please inform us by return.

The proposal is for a reduced projection, single storey pitch roof rear lounge extension to replace the existing garden room. At first floor a side extension to form a new bathroom and increase floor space to the existing bedrooms. There are several instances where similar side dormer extensions have been created within the local street scene. The scale and volume of the extensions are in keeping with the setting and complement the scale and massing of the existing building. The extended rear wall will not extend beyond the rear line of the adjacent property garages, retaining privacy.

The proposals meets the requirements of Local Plan Section 13.4 and Policy D DM4 with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character and creating a positive addition.

The existing rear extension has already compromised a 45 degree sight plane from the centre of the adjacent rear room window, replacing the extension with maximum projection of 4.5m will not further effect the amenity of the property. The long garden with orientation facing north, produces shading on the immediate terrace area from the profile of the existing dwelling. The garden ground levels fall away steeply to the north allowing stepped floor level. Gutters will be within the boundary line, a replacement 1.8m fence line will commence from the rear wall of the extension.



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

Yours sincerely



William T Matthews
Hda projects