



31 January 2019
EP/0024/PLA

Dear Sirs

Planning Application for works at Ridgeways, Barnham Road, Eastergate

Please find enclosed the following documents with which I wish to submit a planning application for works at the above property:-

- Planning Application Form
- Drawing number 0024/LOC – Location Plan
- Drawing number 0024/01A – Existing & Proposed Block Plan
- Drawing number 0024/02 – Existing Plans
- Drawing number 0024/03 – Existing Elevations
- Drawing number 0024/04B – Proposed Plans
- Drawing number 0024/05B – Proposed Elevations

The property is located on the southern side of Barnham Road, in Eastergate, approximately 300m from the junction with the A29. It currently consists of a detached 4 bedroom house, with a south facing rear garden but the outlook from the existing living spaces over the garden is limited.

The property sits at the centre of a row of detached properties, set back from Barnham Road, between Eastergate Recreation Ground and Eastergate Village Hall. Whilst the house sits within a large plot, whose width is comparable with the larger of the neighbouring plots, the house itself forms one of the narrowest building frontages, with approximately 6.5m between each side and the boundary.

Many of the surrounding houses have benefited from extensions, where Ridgeways has not. The pattern of development either side of Ridgeways, is typified by wide detached houses which fill their plot widths, with only minimal spacing to the boundaries.

My clients wish to make the following changes to the property:-

1. Single Storey Side Extension

The proposals are to construct a single storey flat roofed extension to the east side of the property to contain a new Family/Dining Room. Its location to the east side of the property and the fact that it is single storey, will ensure that no overshadowing of neighbouring properties will occur. The front of the proposed extension will be significantly set back from the front of the existing building, so that it appears subservient to the original house. A pathway is to be maintained between the extension and the boundary for rear access.

The existing kitchen side window is to be re-used in the side of the new extension to provide morning sunlight into the deeper part of the plan. The lower part of this window will look out onto the boundary fence but its high head height, will allow light in at high level over the boundary fence, whilst avoiding any overlooking into the neighbouring property. Sliding/folding doors across the rear of the extension and two roof lanterns will flood the main space with southern light, whilst allowing an attractive outlook over the south facing garden.

2. Detached garage

The second part of the proposal is for a detached single storey garage to the west side of the property. This is to be located approximately 0.5m off the boundary, leaving a rear access path between the house and garage. By keeping the garage detached and flat roofed, the existing side windows in the hall can be retained, a reasonable outlook maintained from the bay window in the living room and no overshadowing of the neighbouring property will occur.

A rear door will provide ease of access into the garage from the garden, whilst a roller garage door will provide clear access from the driveway.

Together, the proposals will create a property with an apparent width commensurate with its closest neighbours, whilst providing bright additional living space with a much better outlook over the south facing garden.

I trust that the above comments help to explain the proposals and I look forward to hearing your comments on the enclosed during the course of the application. If you should require any further information or have any queries, please do not hesitate to contact me.

