

Peter Stephens Architecture

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

06 July 2018

Dear Sirs

Re: Alterations and Extension to 2 Como, Barnham Road, Eastergate PO20 3RT

I act on behalf of the applicant who now wish to extend their family home. The proposal includes demolition of the existing double garage and construction of a 1 to 2 storey extension.

The existing detached 2 storey 1970's building accommodates separate ground floor and first floor dwellings with independent access arrangements to each unit. The owners of the first floor dwelling are the applicant. They also own the freehold of the whole site and wish to extend the property within their own demise in order to achieve suitable extended accommodation for their growing family.

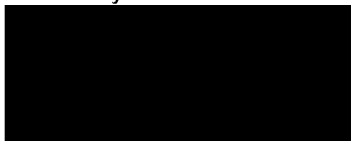
A shared drive provides access to Barnham Road via another shared private access way. The existing access arrangement off the highway and shared drive will remain unaffected by the proposal. The ground floor dwelling is accessed from the southern (Barnham Road) side with a garden on that side and the first floor dwelling (No 2) is accessed from its own garden on the northern side. The applicant now wishes to demolish the existing double garage serving and within his property and build a new extension. The intention is to provide ground floor accommodation for this property which will have ground floor access to a ground floor living area and which better utilises the relatively large garden.

The proposed altered and new accommodation will comprise:
Remodelled existing- 1 Double and 2 single bedrooms with ensuite and shared bathrooms.
New extension – ground floor entrance lobby with staircase, cloak area and living area with kitchen and a first floor linking landing to the existing re-arranged bedrooms and a new mezzanine play space.

The new extension has been carefully designed to be aesthetically pleasing and to minimise any detrimental impact with stepped down massing towards the east side. This will limit any potential shading of the adjacent property as shown in the included sun path study. The proposal is designed to provide the intended amount of accommodation in a manner that enhances the existing arrangement without over-developing the site. There has been a pre-application consultation earlier this year and all planning department comments have been taken into account.

Please find attached the full planning application for this proposed development which I trust will receive favourable consideration.

Yours faithfully



Peter Stephens Architect

Lark Rise, Honer Lane, South Mundham, Chichester, West Sussex PO20 1LY

