



Planning Statement

Proposed Single-storey rear and side extension, including a new integrated garage and garden store.

Site Address: 4, Seaview Road, East Preston, BN16 1LX

Date: 29th May 2026

This Planning Statement has been prepared in support of a planning application for the replacement of an existing static mobile home at 4 Seaview Road, East Preston, BN16 1LX with a single-storey rear and side extension, including a new integrated garage and garden store.

The proposal seeks permission for a single-storey rear and side extension to provide improved and updated residential accommodation including a new integrated garage and garden store. The proposed development has been carefully designed to enhance the quality of the existing property and site while remaining appropriate to the character of the surrounding area.

The proposed extension will remain single storey in form and are designed to sit comfortably within the site without resulting in overdevelopment. The scale, massing and footprint have been considered to ensure the development remains subordinate and visually compatible with neighbouring properties and the established street scene along Seaview Road.

External materials and finishes have been selected to complement the existing appearance of the dwelling and surrounding residential development. The proposal will improve the overall appearance of the site and provide a more modern and functional living environment.

The development has been designed to avoid any unacceptable impact upon neighbouring residential amenity. Due to the single-storey nature of the proposal and the positioning of the extensions within the site, there will be no significant overlooking, overshadowing or loss of privacy to adjoining occupiers.

The proposal is considered to comply with the relevant policies of the Arun Local Plan and the National Planning Policy Framework (NPPF), particularly those policies which seek to support high quality design and sustainable residential development.

In summary, the proposed development represents an appropriate and proportionate form of residential extension that will improve the appearance and functionality of the property without causing harm to the character of the area or neighbouring amenity. Approval is therefore respectfully requested.

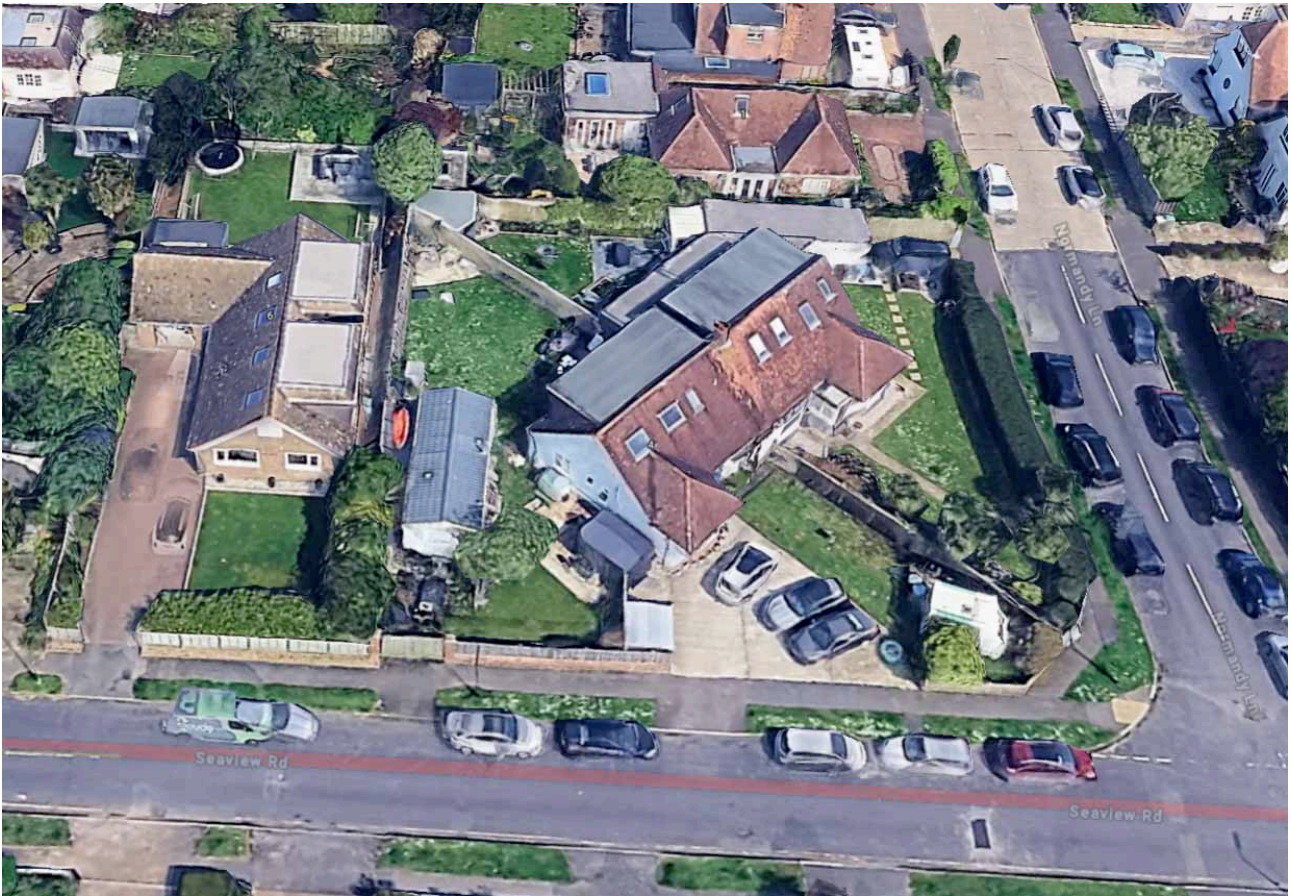


Photo 01 - Existing Aerial View



Photo 02 - Existing Street View



Photo 03 - Existing Street View



Photo 04 - Existing Static Mobile Home to be removed.