

Ref: EP/144/13/

EP/95/14/HH

91 North Lane

East Preston

West Sussex

BN16 1HD

Dear Mr Sullivan

Please find attached plans for our re-submission of planning application number EP/144/13/ which related to our plans for extension and refurbishment of 91 North Lane, East Preston, West Sussex. The initial submission was withdrawn following objections from our immediate neighbours and discussions with the planning department and parish council clerk regarding the suitability of the proposal.

As you know from our previous conversations and correspondence our plans have been significantly scaled back from our original submission. The new plans have been drawn following consultation with our immediate neighbours at numbers 89 and 93 and taking into consideration the advice given by you.

Aesthetically I hope you will agree that the new proposal will improve the overall look of the property as well as adding to the street scene and view of the frontage.

The proposed garage will add to the overall appearance as it will be white rendered and the roof will be slate tiled in keeping with our house and neighbouring properties. In addition the garage will be screened from the road using evergreen shrubs which will break up the exterior of the building whilst maintaining the verge and view east along North Lane. Current shrubbery will need to be replaced as the type of plant currently there is not suitable for this effect and will need to be removed in order to carry out the building works. Both neighbours have made positive comment with regard to the proposed changes to the front of the property including the location and design of the garage.

The driveway will be gated and surfaced with dark grey cobbles which again will add to the appearance of the front of the property.

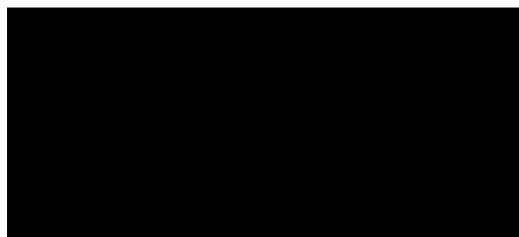
The entire property once completed will be rendered and painted white to match the houses in the immediate vicinity. The roof will consist of dark grey slate tiles and we are planning to add solar panels to the rear to increase the properties energy efficiency and reduce the carbon footprint.

We have discussed our proposals at length with our neighbours and both sides are happy with the design and changes we have made to the original submission. We have paid particular attention to ensuring a significant reduction in intrusion to neighbouring properties both in respect of view and light / shade.

As discussed the plans are submitted in paper form only due to this being a re-submission within 12 months and therefore I gather no further fee is required. If you require electronic copies please let me know and I will arrange this accordingly.

I would be grateful if you could confirm receipt of our plans and please let me know if there is any further information you require.

Kind regards



Jason Hazzard

23/5/2014