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

29 January 2019
EP/0013/PLA

Dear Sirs

Planning Application for works at 19 Wansford Way, Felpham, Bognor Regis

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 0013/LOC – Location Plan
- Drawing number 0013/06 – Existing & Proposed Block Plan
- Drawing number 0013/07 – Existing Plans & Elevations
- Drawing number 0013/08 – Proposed Plans & Elevations

The property is located at the northern end of Wansford Way, on the Summerley Estate in Felpham, Bognor Regis and backs onto the King George V Recreation Ground. It currently consists of a detached 6 bedroom house, with a west facing rear garden, set within a good sized plot. Despite being a 6 bedroom house, however, it has only one small bathroom, which is not practical for this size of house.

Large detached houses are typical of Wansford Way and the immediate area, with many of these having been extended and altered or having current planning permissions to do so.

The pattern of development in Wansford Way, and Broomcroft Road which it adjoins, is typified by wide detached houses which fill their plot widths, with only minimal spacing to the boundaries. The width of the plot at 19 Wansford Way is slightly wider than those to the south on Wansford Way and the property has itself benefited from a number of previous extensions which have increased its width and overall size. However, its current size is now similar to some of the larger properties in the road (as well as in Crossbush Road, Bramfield Road and Limmard Way) and the spacing to its boundaries is commensurate with the pattern of development in Wansford Way and Broomcroft Road.

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

Director: Emma Pinder BSc BA(arch) RIBA

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1. First Floor Extension to Create an Ensuite Bathroom

The proposals are to remove the existing roof and terrace over the Annex at the front of the property and replace this with a first floor extension. The extension is to house an ensuite bathroom (large enough to provide an additional bath and shower for the property) and a small dressing room.

It is proposed that the existing facing brickwork walls at ground floor will be extended upwards to form the new extension walls. A new hipped plain tiled roof will be pitched to match and join the existing roof, with an area of flat roof at the top to enable its ridges to align with the existing ridge over the master bedroom. The eaves are to be level with the existing eaves to ensure no loss of headroom internally, which would otherwise have an impact on the use of the internal space.

Three small windows are proposed, in the front of the extension, one to serve the dressing room and two to serve the ensuite bathroom. There are no windows proposed in the sides of the extension.

The front of the proposed extension will align with the front most part of no. 17 adjacent and as the property is located to the north of number 17, will not cause any overshadowing.

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.

Yours faithfully
Emma Pinder Architects

Emma Pinder RIBA
Director

Copy: Mr and Mrs I Raven

Enclosures