



**SUSSEX BUILDING
CONSULTANCY LIMITED**
3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

18 October 2019

Dear Sir/madam,

**Ref Timber 'lean to' extension – Oakland Court Residential Care Home,
Admiralty Road, Felpham, Bognor Regis.**

I refer to the above mentioned development and the current planning enforcement file reference ENF/214/19, where the case officer, Mr Christopher Best, has raised the issue of the alleged unauthorised works carried out on the property.

I have been instructed by the applicants to prepare and submit the requested planning application to regularise the matter and seek retrospective permission.

The timber 'lean to' extension, whilst recently refurbished, has existed in this position for up to 17 years and was only raised as an issue following the removal of the detached garage serving the adjacent property (No. 30 Admiralty Road) in 2016.

The area of the extension is just over 10 m2 and is barely visible from the streetscene. It allows for some storage of items necessary for the care of the residents of the registered care home as well as offering cover for the emergency exit from the building. It is constructed using timber close boarding on a lightweight timber frame and does not impact on the visual amenities of the area, nor is it considered over bearing in any way.

The development causes no overlooking to the adjacent property or any loss of privacy and it is hoped that it can be considered as such and given retrospective approval.



Pic. – View of the extension from the street.

Any site visit undertaken will reveal the building as shown in the photo above,

[REDACTED] that any visits undertaken by the planning authority must be by appointment only and a member of the staff will accompany the planning officer during their time on site.

The telephone number of the [REDACTED] arrange for a visit.

I hope that this detail is self-explanatory and we look forward to receiving a positive decision in due course, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE