

Our Ref: 1865/wtm
26 February 2019

Directorate of Planning & Housing
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

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Dear Sir

Two storey rear extension: 23 Roundle Avenue, Felpham, West Sussex PO22 8LL

We enclose our clients Householder Planning submission in respect of the above, together with pdf copy of each of our drawings 1865 P 01 location and block plans, 02 + 03 floor plans and elevations as existing and 04 + 05 as proposed and 06 perspective views, together with and validation check lists.

We anticipate the submission fee will be £ 226.00 including portal charge, should this not be the case please inform us by return. Our clients payment to follow.

The proposals are for a two storey pitch roof rear extension, with the new roof continuing the main roof pitch 800mm above the existing ridge line at the interface of the roof slopes. The accomodation will provide new master bedroom and first floor bathroom, together with a ground floor extension providing a dayroom living area to access the garden. The format is similar to that approved at 37 Roundle Avenue FP 48 04 with the raised rear roof line. The garage is to be rebuilt with an independent flat roof clear of the adjacent eaves gutter line.

The scale and volume of the extension is in keeping with the setting and compliments the scale and massing of the existing and adjacent buildings, the extension will not detract from the character or affect the amenity of neighbouring property and will achieve high quality in design. The rear extension projects 1.0m beyond the existing kitchen extension. To the south side the adjacent stepped property line and pitch roof eliminates interlooking, the new rear line and west facing windows will eliminate interlooking to the north side. The bathroom rooflight will be obscure glazed with sill line above 1.7m.

The proposal meets the requirements of the Local Plan Section 13 and Policy DDM1 with a high quality in design in aspect and form. The complies with space standard requirements of Policy DDM4. The proposals maintain boundary screening from neighbouring properties. The rear extension contributes to the local character with high quality in design compliant with Felpham Neighbourhood Plan policy ESD1 and the energy efficiency of the property will be increased in line with the policy ESD11 with enhancement of thermal elements.

Please contact us if you require further information or have any queries.

Yours sincerely

