

Our Ref: 2615/wtm
21 May 2026

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

Dear Sirs

Pitch roof garage, new gates and piers : Pipers Croft, 6 The Loop, Felpham, West Sussex
PO22 7ND.

We enclose our clients house holder Planning submission in respect of the above, together with copy of each of our drawings 2615 P 01 block and location plans, 02 floor and roof plans, 03 elevations, 04 perspective views as proposed, photo images, surface water flood zone map, validation check list and Cil additional information forms, together with surface water drainage design.

We anticipate the submission fee will be £ 363.00 including portal charges, should this not be the case please inform us by return.

The proposals are for a pitch roof detached garage as a reduced scheme from earlier withdrawn proposals, to provide two car garage parking spaces related to the existing house to replace former integral garages, together with entry gates and piers. Photovoltaic panels are proposed on the south roof face for renewable energy generation. Roof lights are intended to provide natural light to the garage floor space. Floor levels will be compatible with existing ground levels.

Flood zone 3 is identified by the flood map, on land to the west and outside of the area of the proposed site. Ground levels around the existing house and driveway are 0.5m above the rear garden.

The proposal will meet the requirements of the Local Plan Section 13 and Policy DDM1 with a high quality in design in aspect and form. The dwelling will continue to make a positive contribution to the local vernacular character and meet the guidelines of the Felpham Neighbourhood Plan ESD1. The property is outside of the Conservation Area and away from the village centre, the dwelling has been enhanced in recent years to ensure its character and sense of place appropriate to its location. Inset within the site boundary's, the garages will compliment the existing dwelling and with existing hedges, fences will be well screened and will not effect the amenity of adjacent properties, enhancing privacy. Whilst there are existing building lines, several adjacent properties and others within the estate, have garages forward of their main dwelling. The site is also well screened by the island planting of the Loop, approaching the site from Sea Drive. Estate covenants are not a Planning matter.

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

Yours sincerely

Will Matthews

William Matthews
Hda projects