

**COLIN JESSEY
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The Executive Head of Planning
Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25 March 2013
277/CJ/P004
PP 02525202

Dear Sir

**Re; Proposed ground floor rear extension, rear conservatory, replacement of existing flat roof over the garage with new pitched roof to provide additional accommodation at;
Fiddlers Green, Golden Acre, (Kingston Gorse Estate), East Preston,
Littlehampton, West Sussex, BN16 1QP**

On behalf of our client Paul Jenkins, we have today submitted for your consideration via the Planning Portal, a Full Planning Application in respect of the above proposed works.

The property forms a spacious four bedroom detached chalet style dwelling house with a double integral garage, standing on a good sized plot with front and rear gardens, located on a private estate close to the sea. Surrounding properties are all detached, in a mixture of styles and sizes, but generally large with four or more bedrooms.

The property is not Listed, is not located within a Conservation or Special Area, and is not located within an 'Area in Risk of Flooding'.

The dwelling was constructed in the last half of the 20th Century, as a purpose built residential dwelling house. The proposal is to modernise and improve the existing dwelling house, while replacing the existing flat roof over the double integral garage with a matching pitched roof to create additional residential accommodation. This, with a small rear extension and conservatory enlarges the dwelling to provide five bedrooms with modern amenities.

The removal of the flat roof and its replacement with a pitched roof with matching dormers improves the street scene. The design complements, without any detriment, the local neighbouring and sea side area.

Finally, the proposal does not result in any overlooking, and does not have any overbearing or adverse effect on the neighbouring properties which are considerably higher.

Continued

We enclose as part of the Application our client's cheque in the sum of £172.00 to cover the Council's planning fee.

The application also comprises the following documents, which have been submitted via the Planning Portal;

- This letter which forms part of the application.
- Your Planning Application form with Certificate A.
- Two A4 sheets with six colour photographs showing the existing property.
- Drawings as listed on our attached 'Drawing Issue Sheet'.

Should you feel that any part of the Application may be prejudicial to the granting of Consent, please can you contact this office so that such matters may be discussed, and so that we may advise our clients.

Yours faithfully

Colin Jessey

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