LU/157/13.

ARUN DISTRICT COUNCIL
- 5 JUN 2013
RECEIVED

COLIN JESSEY
ASSOCIATES

47 Sullington Gardens
Findon Valley
Worthing
West Sussex
BN14 0HS

[redacted]

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

LU/157/13/

03 June 2013
284/CJ/A004
PP 02510285

Dear Sir

Re; Proposed Two Storey Front Extension with Canopy Porch & Side Dormer at; 52 St Mary's Close, Littlehampton, West Sussex, BN17 5QQ

On behalf of our clients Mr & Mrs M Bryant-Nichols, we have today submitted for your consideration via the Planning Portal, their Householder Planning Application in respect of the above proposed works.

The property forms a three bedroom detached dwelling house in good condition with a single integral attached garage, a small front garden and a spacious rear garden. The property is located on a private road leading off Church Street, close to the Town Centre. At some time in the past, the property has been extended at the rear with a flat roof extension and with a glazed conservatory. Other properties in St Mary's Close are of mixed styles and sizes, and many have been altered and extended in a variety of ways.

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 proposal is to provide a small and modest two storey extension at 2 metres in depth to part of the front elevation; enlarging the ground floor front entrance hall and bedroom 3 above. This extension is to be set back by half a metre behind the two storey front bay window and behind the building line.

All materials will be carefully selected to match existing, to including stock brickwork and second hand plain roof tiles. The period hidden gutters to the eaves will be extended to align with and to match the existing.

The proposal simply improves the existing accommodation, does not create or provide any additional rooms, does not create any greater use of the dwelling-house, does not result in any overlooking or loss of light on neighbouring properties, and does not have any overbearing or adverse effect on the neighbouring properties.

Continued

Finally, the proposed works include a flat roof dormer to the lean-to roof over the integral garage on the side elevation, creating an en-suite to the main bedroom. This dormer measures less than 3 cubic metres, includes a top hung opening window minimum 1500mm over finished floor with obscure glass, is greater than 220mm from the eaves, and all materials are to match existing. Accordingly, these works fall within Permitted Development, under the 'General Permitted Development Order 2008, Amended 2013', do not require Planning Consent, and therefore do not form part of this Application.

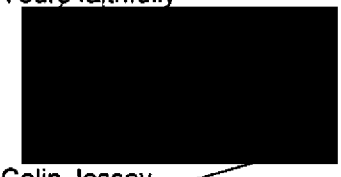
We enclose as part of the Application our client's cheque in the sum of £172.00 to cover the Council's planning fee.

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 four 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 considered, and so that we may advise our clients.

Yours faithfully



Colin Jessey

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Member of the Chartered Institute of Architectural Technologists
Colin Jessey DipAD MCIAT, Sharon Davis

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