

Mr Filipe Ventura
40 Queen Street
West Sussex
Littlehampton
BN17 6EP

Your Ref:

Internet Ref: PP-11070984

Please ask for: Technical Support Unit
ext. 37711

Date: 3rd March 2022

Dear Mr Ventura,

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1 Class A

Prior Notification for a Permitted Development (Householder)

Development: This application seeks to construct a single storey ground floor extension at 40 Queen Street, BN17 6EP under Permitted Development Rights.

All house will be modernized to receive one family with two children. The interior will be adapted to new standards and the exterior will be recovered and respected all the traditional architectural features.

The proposal will not be visible at the street scene due to its single storey and rear nature. The use of similar materials to the host dwelling will allow the extension to be well integrated with the host dwelling resulting in the character of the area being sustained. Therefore, does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling.

The original rear wall of a house is stepped, then each of these walls will form the rear wall of the original dwellinghouse, new single storey rear extension measuring 6m from beyond the rear wall of original dwelling house, flat roof with maximum height of 3.00m, not exceed the height of the highest part of the roof of the existing house.

The flat roof will be a green roof, not only for thermal improvement reasons, minimise energy consumption and improve environmental performance, but mainly to be a visual extension of the garden for the family and the neighbours. Another measure taken to provide minimal impact to the neighbours is to lower the extension, this will result in lower impact by way of overshadowing/overbearing effects on the neighbour, respecting their privacy. Also in regards to potential for loss of privacy, there are no openings proposed that provide any overlooking into neighbouring properties.

The extension will not exceed 50% of the curtilage and will be more than a minimum of 7 metres, because the step plan design, one side 12.90 and other 9.45 to the curtilage boundary.

The materials used to construct this proposal will be similar to those used on the host dwelling.

Location: 40 Queen Street Littlehampton BN17 6EP

Thank you for your application submitted via the internet on 28th February 2022. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number LU/59/22/PDH.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

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If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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