

Our Ref: 2021 38/wtm
23 August 2021

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

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Dear Sirs

Flat roof rear extension: 80 Hook Lane, Bognor Regis, West Sussex PO21 3PE.

We enclose our clients Planning submission in respect of the above, together with copy of each of our drawings 2021 38 P 01 location and block plans together with 02-03 plans and elevations as existing and 04 – 05 plans and elevations as proposed and 06 Perspective Views, validation check list, Cil additional information forms and flood zone map and notice 1.

We anticipate the submission fee will be £ 234.00 including portal charges, should this not be the case please inform us by return.

The proposals are for a flat roof ground floor garden room. An existing privett hedge plant abutting the back wall will be removed and the extension constructed along the party wall line astride the boundary in agreement with the neighbour. The existing floor level dictates the eaves height and raised floor level with external step access to the garden. The extension will provide an attractive addition to the property that does not compromise the setting or amenity of the either property. The balance of the street scene is not compromised.

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.

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

Yours sincerely

Will Matthews

William Matthews
Hda projects

Director: · William Matthews ·

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Architectural Services and Building Design Consultants