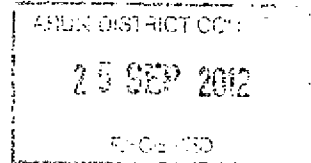


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3207.01/MH

Sunday, September 23, 2012

Mrs. J. Chapman
Planning Services
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mrs. Chapman

24 Pagham Road, Pagham, West Sussex

Further to our recent pre-application PAA/78/12 referring to the above property, please find enclosed a completed Householder's planning application, fee cheque, drawings and flood risk assessment. I confirm that the intended works are still as the pre application, that is:

- Removal of existing workshop and conservatory and construction of new single storey rear extension and adaption of existing pitched roof structure. The new roof is not to exceed the existing ridge height.
- Formation of an additional vehicle access to Pagham Road to facilitate 'In & Out' vehicle movement for improved safety.

My client has recently inherited the property and wishes to update, rationalise and adapt the accommodation to his mobility requirements, without removing the existing properties style.

The proposal is based upon extending the property at the rear to form enlarged reception rooms, beneath a new pitched roof linked into the existing. This will help to simplify the roof structure and remove some of the existing valleys and gutters that require extensive maintenance at present. The reorganisation of the interior layout removes the living space to the rear, overlooking the established rear garden and locates the bedrooms together at the front of the property.

The existing conservatory is to be removed, as is the original workshop to the rear of the existing garage, the garage is to be retained as is. The kitchen is to be relocated in the area currently accommodating the workshop.

Architects: Planning & Landscape Consultants

'Lyndhurst Lodge', 41 Lyndhurst Road, Chichester, West Sussex PO19 7PE

[Redacted]

Martin Henn Dip. Arch. (Kingston) R.I.B.A.

ADC International Ltd : Registered in the UK No 2725940

[Redacted]

I have checked the effect of the proposed extension on the habitable room windows of the adjacent properties, No. 22 to the south & 26 to the north. 22 is single storey like 24 and 26 two storey. A 45-degree angle from the corners of the proposed extension falls clear of the centre line of the nearest windows. These properties have differing rear building lines. The proposal will not project beyond the recently extended building line of No. 22.

The current vehicle access from Pagham Road is not easy to negotiate and so it is proposed to provide a new access, with better sight lines, to allow an 'In & Out' system to be operated. This will require certain adaption of the existing front garden hard landscaping, but not to any significant extent. This is intended to greatly enhance the safety of vehicles moving on and off the property. We have provided a separate block plan indicating this work.

All materials for the new extension are to match the existing property. The external walls will be in matching fair-faced brickwork with clay roofing tiles, ridges and bonnet hips as the existing. Windows and doors will be in similar white upvc with matching detailing. The existing soft landscape to the front and rear garden boundaries is to be retained and enhanced.

I am enclosing a cheque for £150.00 to cover the application fee.

Regarding a Flood Risk Assessment, I would suggest that this proposal would not prove any greater detrimental flood risk on the surrounding environment than the existing property and that the proposal will not place the main property in any greater risk. I would therefore confirm that:

- All new floor levels will be set no lower than the existing floor levels.
- New electric points will be kept as high as possible above the flood levels in accordance with current Building Regulations and IEE regulations.
- Flood proofing measures have been considered for the new building and will be incorporated where appropriate.
- There are no additional doorways or airbricks likely to be anymore at risk than existing, but where possible removable barriers will be incorporated to all new openings.

Enclosed is a copy of the Environment Agency's appropriate documentation suitably completed.

I trust that this is satisfactory and that there is sufficient information to allow you to start processing this proposal. Should you require any additional information, or wish to discuss anything further, please do not hesitate to contact me. I may also be contacted on 07917462171

Yours sincerely



Martin Henn