

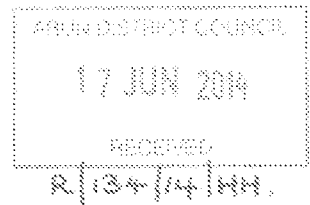
HOWARD WILMAN
BUILDING SERVICES

73 Littlehampton Road, Worthing, West Sussex, BN13 1QP

[REDACTED]

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Planning department
Arun district council
Civic Centre
Maitravers Road
Littlehampton
West Sussex
BN17 6LF



Re PP-03467475

Dear Sir/Madam

Please find attached a cheque for £172 in payment for the application for planning permission as noted above. Also enclosed is a 1:500 OS plan adapted to show a previous extension, and a design and access statement. If you require further copies of these please could you let me know by phone or email at the numbers/ address above.

This is the first application I have sent to you on line and I am not sure everything was uploaded correctly. There should be a total of 12no. A3 drawings at 1:50 scale showing existing and proposed plans and elevations, an O S plan to 1:1250 scale, and an O S plan to 1:500 scale. If any of these have not uploaded please could you let me know so I can re send by email.

Regards

Howard Wilman

DESIGN AND ACCESS STATEMENT

79 SEA AVENUE, RUSTINGTON, BN16 2DP

SINGLE STOREY REAR EXTENSION

AUTHOR – HOWARD WILMAN – 16/06/2014

EXISTING HOUSE comprises a large four bedroom house with a conservatory and attached garage. On the ground floor there is a large lounge, a kitchen, a dining room and a cloak room. The elevations to the house are mainly Tudor style with black timber framing, red/brown brickwork, and brown hung tiles, similar to the roof tiles. Window frames, doors, facias and gutters are black.

PROPOSED EXTENSION is to enlarge the dining room to allow an improved view to the garden. The view from the dining room is currently restricted by the 1800 high fence on the right side boundary and by the side wall of the kitchen to the left. Extending the dining room to the rear building line will afford much improved views of the garden. The side wall of the extension is to be set at an angle to maintain pedestrian access between the rear and front gardens.

EXTERNAL FINISHES will match as far as is practically possible the existing brickwork and tiles. The existing windows and doors to the dining room will be retained and reused in the extension.

ACCESS will be unaffected by the extension. Pedestrian access to the rear garden is to the south of the house through a gate in iron railings which are at the front of the building. The gap between the rear corner of the proposed extension and the southern boundary fence is to be wide enough to allow pedestrian access.

ORDINANCE SURVEY PLAN to 1:1250 scale is somewhat out of date. The O S plan to 1:500 scale has been adapted to include a previous extension to the south east corner of the house which was built some 40 plus years ago. There is also a conservatory that has been built between the house and the garage, which is not shown in the O S plans. The 1:50 scale plans prepared for this application show the existing property as it now appears.