

Summary of Extension and Improvements
Green Garth, 7, Angmering Lane, East Preston, Littlehampton,
BN16 2TA

The existing house is a large detached 5 / 6 bedroom property with 3 en-suites and 3 large reception rooms a kitchen and integral garage.

In the past, two extensions have been built at the rear of the property and it is proposed to fill in the area between the two extensions to provide a new kitchen / breakfast room. It is also proposed to construct a small pitched roof over the front hall area to improve the appearance of the front of the property. A new door and adjacent window will be installed to enhance the front elevations.

The rear extension will provide a large kitchen which would be in proportion to the rest of the house and also improve the appearance to the rear of the property. The existing kitchen will become a laundry room.

As the rear of the property is very private and not overlooked, the proposed rear extension will have no visible impact on the neighbouring properties.

The front small pitched roof will improve the appearance of the front of the property and have a positive impact on the properties immediately adjacent to Green Garth.

Replacement double glazed 'A' class windows have recently been installed, as has a new condensing boiler, cavity wall insulation and additional loft insulation.

All materials will be in keeping with the existing finish. The exterior walls will be painted to match existing and will be white or pale cream.

The following photographs may help visualise the project.

There will be no change to the site access and off road parking for about 10 vehicles will not be affected.

Front elevation – a small pitched roof will be built above the entrance door and hall to improve the appearance.



Front elevation



Area to the rear between two existing extensions to be infilled to form new kitchen.



View of the whole rear of the house.

Infilling between the existing breakfast room on the left and the 2 storey extension on the right will improve the appearance of the rear. It is proposed to paint all the walls in keeping with the rest of the building which is painted brick. Almost all the wall of the new extension facing the garden will be A rated glass. The Flat roofs will be highly insulated. It is planned to add additional insulation to the 2 storey extension externally and finish the roof in single layer rubberised covering.

The windows shown have been replaced with new A rated UPVC replacement windows and patio doors.

The extension will improve the appearance of the house and provide a kitchen in keeping with the scale of the other rooms in the house.
The extension will not impact on any neighbours.