

Mr Tobias Roberts-Davies
18 west view drive
Yapton
Arundel
BN18 0JR

Dear Mr Roberts-Davies,

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 approval for a single-storey rear extension at 18 West View Drive. Please note that while a side extension is also proposed, it is excluded from this specific assessment as it will be constructed strictly in accordance with standard Permitted Development (PD) rights.

Dimensions and Scale:

The proposed rear extension will provide a total external footprint of 36.05m², spanning the full width of the original dwelling. This includes the area currently occupied by the existing 1930s lean-to kitchen. The structure will have an external depth of 6.0 metres and a total width of 7.0 metres. Internally, the space provides a clear depth of 5660mm and a width of 6370mm, creating a combined kitchen and dining area for the growing family.

Access and Structural Works:

Internal access to the new space will be facilitated via two points. The existing uPVC double French doors leading from the playroom and a newly configured hallway from the existing kitchen. Both openings will utilise the existing lintels; therefore, no further structural alterations or additional steelwork will be required for this entry point.

Glazing and Building Regulations:

The rear elevation will feature a set of sliding doors with a maximum width of 5000mm, complemented by a 1700mm wide window on the side elevation. The total external wall length of the extension is 19 metres, of which 6.7 metres in total is glazed. This represents a glazing proportion of 35.26%, note; this is linear metres and not total surface area, which would produce an even lower proportion of glazed vs unglazed surface area. It is acknowledged that this exceeds the standard 25% glazing-to-floor-area ratio; consequently, compliance with Building Regulations Part L will be demonstrated via SAP calculations to ensure thermal efficiency.

Boundary and Height Constraints:

The external flank wall between Number 17 and Number 18 is to be situated on the existing fence line, serving as the new boundary between the two properties. In strict adherence to Permitted Development criteria for structures within 2 metres of a boundary: The eaves height will not exceed 3 metres and the maximum ridge height will not exceed 4 metres.

Location: 18 West View Drive Yapton BN18 0JR

Thank you for your application submitted via the internet on 29th December 2025. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **Y/81/25/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

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

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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