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PLANNING
PLAN No. AD/0233/10
DATE -1 JUL 2010

The Director of Planning
Planning Services
Adur District Council
Civic Centre
Ham Road
Shoreham by Sea
West Sussex
BN43 6PR

30 June 2010
Our ref 163/CJ/G010

Dear Sir

Re; Proposed Single Storey Rear Extension to replace detached concrete garage, for use as Garden Room & Utility Room, together with new Canopy Porch to the Main Entrance at;
59 The Drive, Shoreham-by-Sea, West Sussex BN43 5GD

On behalf of our clients Mr & Mrs P Mitchell, we have today submitted for your consideration via the Planning Portal, their Planning Application in respect of the above proposed works.

The Drive is located on the north side of Upper Shoreham Road, and to the west of Buckingham Park, in a medium density desirable residential area. The property is not Listed, is not in a Conservation Area, and is not located in an Area in Risk of Flooding.

This is a four bedroom semi detached dwelling house on two floors, built in the middle of the last Century. The property has been extended at some time in the past with a flat roof dormer on the side elevation, to improve the first floor accommodation.

There is a poor quality unused 1960's concrete garage with flat roof, located in the rear garden and against the side wall of the brick garage of the neighbouring property, at 61 The Drive. This side wall is over 12 metres in length and some 3.4 metres high, creating an overbearing affect on the garden of No 59.

The proposal is to demolish the concrete garage and replace with an attractive garden room constructed in stock brickwork with a shallow pitch slate roof. While this lean-to roof will sit under the height of the neighbouring garage, the overbearing affect on No 59 will be considerably reduced.

This garden room is to be extended at the front to link in with the main accommodation, creating a small utility room. This link is to be formed in the same matching stock brickwork with shallow pitch slate roof.

There is adequate off street parking for 4 to 5 vehicles. This is to remain unaltered.

Continued

Finally, the proposals include a monopitch canopy porch over the main entrance, finished in matching plain tiles. This canopy porch creates a pleasing break to the length of the flat roof dormer on the side elevation.

The application comprises and we enclose our client's cheque in the sum of £150.00 to cover the Council's planning fee.

The application also comprises the following documents which have been submitted via the Planning Portal;

- This letter which forms part of the application
- Your Planning Application form with Certificate A
- Drawings as listed on our attached 'Drawing Issue Sheet'

Should you feel that any part of the application may be prejudicial to the granting of consent, please can you contact this office so that such matters may be discussed and our clients have an opportunity of considering any issues and amending their application.

Yours faithfully

Colin Jessey

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