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Document ref: 2193 AWDC let 1 plan

14th January 2018

Planning Department
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex,



Dear Sirs

149 Longshore Drive Shoreham-By-Sea; Proposed Garage Conversion

On behalf of my clients I enclose herewith the Planning application for the above,

The documents submitted in respect of this application are as follows;

2193 - 1	Floor plan and front elevation existing/proposed,		1:100/ 1:50 A3/a1
2193 - 2	Block plan	1:500	A4
2193 - 3	Location plan	1:1250	A4

I believe that this proposal would normally have been "Permitted Development" however, it would appear that with information supplied that PD rights were removed on the original consent for the property

My clients have been in touch with, and sent the above plans to, the developers and they have agreed to the alterations necessary, subject to Planning permission. They have commented as follows;

"We have now undertaken the appropriate legal checks, to determine if any restrictive covenants relate to your property and can now advise that although under these covenants we can have no objections to your proposals to undertake a garage conversion to your property,"

And

"Therefore, we would only be able to formally approve your request in writing, should you be able to provide written confirmation that the Planning Authority themselves have approved your garage conversion proposals, hence overriding these development wide conditions"

Therefore, I would hope that consent from you would be forthcoming, as my clients are in need of additional bedroom space for an increasing family. In answer to the question on the form regarding cart parking, I have answered that it will not, as the garage is not used for housing a car and is too small to do so; it is not possible for my clients to park either of their cars in it without banging the doors on the walls when getting in or out

However, should you need more information, please do not hesitate to get in touch and I would grateful if the allocated Planning officer would get in touch prior to any decision notice being issued.

The fee will be paid via the Planning Portal

Yours Faithfully,

Philip J. Clay

App. 1 Photo 1; rear elevation showing boundary fence

