



Suite 4 | Sheridan House | 112 - 116 Western Road | BN3 1DD

40 Burnside Crescent

40 Burnside Crescent, Lancing, BN15 9TJ

Cover Letter

Dear Adur & Worthing Council

Single storey rear extension to existing detached dwelling and outbuilding.

Although a householder planning application has been sought, both the proposed single storey rear extension and the outbuilding have been designed in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 where appropriate. This criteria for ease is outlined above:

Proposed Rear Extension

- The site is not located within any designated land.
- The proposed extension does not exceed 50% of the total area around the original house - please see below.
- All of the materials proposed match the existing.
- The depth of the extension is 4m.
- As the extension is within 2m of the property boundary, the eaves height is 3m.
- As the original dwelling is a single storey bungalow, the eaves height of the proposed extension is greater than the existing house, and therefore, PD Rights cannot be applied for the proposed extension.

Outbuilding

- The site is not located within any designated land.
- The proposed outbuilding does not exceed 50% of the total area around the original house. Existing Site Area: 220m². Extension & Outbuilding External Area: 47m². Percentage of Site Area Covered by "Additions & Other Buildings": 21%
- The outbuilding is to be used for storage only.
- The eaves height is 2.5m as it is within 2m of the property boundary.

Overall, the proposal is considered to be an effective manner in which to enhance the existing accommodation and provide a greater range of living accommodation. The development is of a high quality design that brings a subtle conversion and modest extension to the existing dwelling, which exceeds all regulations and complies with, local and national legislation and design guides.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

We look forward to hearing from you.

Ashley Harrison
Director & Architect
PMR Architecture