ABIR architects

RIBA Chartered Practice

0711/GI.

Adur and Worthing Planning Department
Via The Planning Portal

30th January 2025

Dear Sir/Madam

Re: Householder Planning Application for the demolition of existing conservatory and erection of single storey extension with first floor roof terrace and amendments to previously approved proposals (AWDM/0427/24) currently under construction at 82 Old Fort Road, Shoreham by Sea BN43 5HA.

Further to planning approval AWDM/0427/24 for *Extension/joining and recladding of existing rear dormer and formation of flat roofed first floor extension at rear*, the applicant wishes to undertake additional works to remove the existing conservatory and replace it with a single storey extension and first floor roof terrace and minor amendments to the consented proposals which are currently under construction.

During constructing of the consented proposals it became apparent that the existing rear 'conservatory' was in need of complete replacement as it was leaking and had not been constructed to last in this harsh coastal environment.

The accompanying drawings have been highlighted to indicate the areas of proposed works or changes to the consented proposals as follows:

1. Demolition of existing rear conservatory and replacement with glazed extension and first floor roof terrace. The proposed extension sits directly on the footprint of the existing conservatory.

2. Removal of consented 'Juliette' type balcony doors to south elevation at first floor and replacement with fixed glazing.

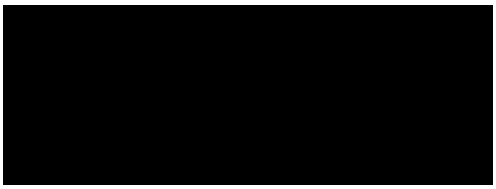
3. Insertion of high level (1.75m from finished floor level) fixed glazed window to east elevation of first floor.

4. Extension of rear dormer to west and insertion of glazed patio sliding door allowing access to proposed first floor roof terrace.

5. Removal of consented 'Juliette' type balcony doors to west elevation of first floor sunroom and replacement with sliding patio door to allow access to proposed first floor roof terrace.

6. Insertion of 3 No. roof lights to north roof slope serving existing first floor bedrooms.

Yours sincerely



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