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Planning Department
Adur & Worthing Councils,
Worthing Town Hall,
Chapel Road, Worthing,
West Sussex,
BN11 1HA

06th June 2023

Dear Sir/Madam,

Proposed Porch at the Front and Single Storey rear extension at 54 Rose Walk, Goring-By-Sea, Worthing, West Sussex, BN12 4AT

This application is a Householder Application for a Detached House.

The description of the Proposed Scheme is as follows:

A proposed porch of 7.25 sqm area is measured externally and a proposed single-storey rear extension extends 3.04m and is stepped in from the side boundary by 1.33m. The rear extension on the ground floor will create a utility room.

The proposed external materials are exposed brick and render finish to match the existing. Tiles for the new pitched roofs will be to match the existing.

The application comprises:

- Cover page with Site Location Plan (1:500)
- Site Block Plan Existing and Proposed (1:100) with Site Location Plan (1:1250)
- Site Plan Existing and Proposed (1:500)
- Existing Floor Plans 1
- Existing Floor Plans 2
- Proposed Floor Plans 1
- Proposed Floor Plans 2
- Existing Elevations
- Proposed Elevations (contains labels explaining the proposed materials)
- Existing Sections
- Proposed Sections

Comparable Applications to the Proposed Scheme:

Site Address	Date of Application	Application Reference Number	Decision	Types of Works
56 Rosewalk	March 2021	AWDM/0574/21	Granted	Single-storey extension to east elevation
52 Rosewalk	March 2012	AWDM/1082/11	Granted	Single storey rear extension, two storey side extension and front porch
88 Sea Place	November 2020	AWDM/1636/20	Granted	Proposed single storey rear and side extension

We would like to highlight the similarities in the Proposed Scheme to those of the 56 Rosewalk and 88 Sea Place applications. Both schemes include proposed single-storey rear extensions. We would also like to highlight the similarities between the proposed scheme and the 52 Rosewalk application. Both schemes include a proposed entrance Porch that extends beyond the front bay window to a maximum depth of 1.20m.

The proposed works, including a rear extension and a porch, comply with the designs as specified in the policies and guidelines mentioned. According to Local Plan Policy 16 of the Core Strategy and the saved policies of the Worthing Local Plan (RES7, H16, H18), and the Design Guide 'Extending or Altering Your Home' by WBC, the following design elements have been considered:

Rear Extension:

Pitched Roof: The proposed rear extension will have a pitched roof, matching the existing roof design of the property with 1 no rooflight. This ensures consistency and harmony with the original structure.

Stepped Setback: The extension will be set in from the side boundary by 1.33m. This setback adheres to the requirement of stepping the extension in, preserving the visual appeal of the property, and maintaining a suitable distance from neighbouring properties.

Road Visibility: The rear extension will not be visible from the road, aligning with the objective of minimizing visual impact on the surrounding area.

Window: An existing window will be reused on the side wall of the rear extension.

Porch:

Pitched Roof with Gable End: The proposed porch will have a pitched roof with a gable end, matching the materials and eaves details of the existing structure. This design choice creates a sympathetic and cohesive appearance, maintaining the scale and design integrity of the original property.

Scale and Design Consistency: The porch's extension beyond the front bay window will be limited to a maximum of 1.20m ensuring that the porch does not overwhelm the property or disrupt the local environment.

Preservation of Amenities: The proposed works will not have a detrimental effect on the amenities of neighbouring properties, as they are designed to minimize any negative impacts such as overlooking or loss of privacy.

Overall, the proposed works comply with the specified policies and guidelines and aim to preserve the character of the original property and minimize any adverse effects on the local environment and neighbouring properties.

For the above reasons and the policy references, we respectfully request that the council grants permission for the proposed scheme.

If you have any questions then please do not hesitate to contact me.

Yours faithfully,

Patrick Bowler