PHILIP J CLAY
ARCHITECTURAL DESIGN

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Document ref: 2323 AWDC let 1 plan

10th August 2023

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

Dear Sirs **53 Cokeham Lane, Lancing. BN15 9UR; Proposed new attached Garage**

On behalf of my clients, I enclose herewith the Planning application for the above, which I believe is necessary as the location of the garage is attached to the side of an existing rear extension

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

2323 - 1	Floor plan and elevations as proposed	1:100 at A3 :	1:50 at A1
2323 -2	Floor plan, and Elevations as proposed	1:100 at A3	
2323 -3	Roof plans	1:100 At A3	
2323 - 4	block plans as existing	1:500 At A4	
2319 - 5	Block plan as proposed	1:500 at A4	
	Location plan	1:1250 at A4 as per Planning portal	

Design statement: see below

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

Design statement

I believe that this proposal is straight forward, in that the proposal is to Construct a new garage mostly attached to the existing dwelling and mostly to the side of an existing rear extension, and demolish the existing detached pre-fab concrete panel garage

The new garage will be constructed with materials to match the existing bungalow, with a tied front and rear perimeter to the roof as the existing extension
I don't believe either neighbour would be adversely affected by this proposal



Photo 1

Part Rear elevation showing roof and rear od f existing garage



Photo 2;

Part side view of rear showing garage and buildings on neighbouring property