PHILIP J CLAY
ARCHITECTURAL DESIGN

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Document ref: 2144 AWDC let 1 plan
Planning portal reference: PP-

20th September 2017

Planning Department
Richmond House,
Portland Road,
Worthing
West Sussex,

Dear Sir,

31 Blacksmith Crescent , Lancing West Sussex BN15 0BY

Proposed Side Extension,

On behalf of my clients, I enclose herewith the documents in respect of the Planning application for the above, the forms for which have been submitted via the Planning portal

The following drawings are enclosed;

2144 - 1	Ground floor plan front elevation, proposed, sections,	1:100	A3
2144 - 2	Side, rear elevations as proposed; roof plans	1:100	A3
2144 - 3	Block Plan	1:500	A4
2144 – 4	Location plan	1:1250	A4
2144 – 5	Plans and elevations as existing	1:100	A3

A design statement is appended below

I would hope that his scheme will meet with your approval, but should you need more information, please do not hesitate to get in touch. I would be grateful of the opportunity to discuss the proposal with the Case Officer prior to any decision being made

My client's will be paying the fee by "card" shortly

Yours Faithfully,

Philip J. Clay

DESIGN STATEMENT

This proposal seeks to construct a side extension, to provide a reasonable sized garage and a new utility room and relocate the ground floor W.C.

Both the existing WC and utility room are accessed off the dining room , the WC being stuck in one corner, which is clearly an unacceptable arrangement. These would be removed and the walls taken down so that the spaces can be incorporated into the dining room, and new double doors will be provided on the back, leading on to the garden.

The garage would occupy a largely redundant area of garden to the side of the property, which is clearly ideal for the Purpose; NOTE: the existing large "Summer House" type shed would be removed and the area re-incorporated back into the garden, to make a larger children's play area. I believe that the side areas would be easily usable for a detached garage, and therefore seen no reason why this shouldn't be attached to the house with the utility room / WC link etc.

The extension will be constructed with all materials to match the existing, with brick walls tiled upper gable and plain roof tiles. The roof would be half hipped to match the existing, and there would be a "set back" to the front wall form the existing of 1.1 metres, which generally complies with the guide lines. No new access to the highway would be needed, as it is intended to use the existing by reversing into the garage. This would help alleviate on the road parking situation



Photo 1

Showing side area of property