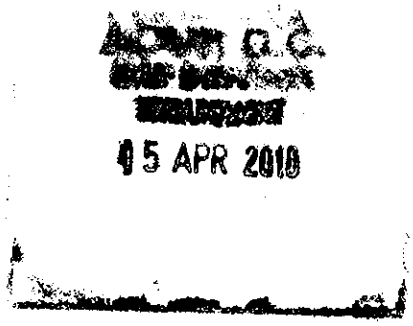

13 April 2010

Mr P Barnett
Principal Planning Officer
Planning Regeneration & Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
BN43 6PR

10 Abbots Way
Lancing
BN15 9DH

Dear Mr Barnett,

Proposed Extension at 10 Abbots Way , Lancing – Your ref ADC/0071/10

Thank you for your e-mail dated 8 April 2010 addressed to my Architects, RJA Planning & Building Consultants Ltd regarding the above.

I appreciate and understand your comments regarding my request to extend the garage construction one metre beyond the line of the bay window. I wonder if you might reconsider your view taking into account the following comments.

I do not propose this without regard to my local area, and have discussed this with my immediate neighbours at no. 12 Abbots Way and at 35 Abbots Way. Both parties have no objections and I have provided them both with a copy of the proposed floor plan. Reducing the length of the garage by one metre will not allow me to be able to garage my vehicle. I have no other use requirement for the area and as a consequence I feel this would be wasted. The height and finish of the garage would be similar to that of no 13 Abbots Way and in my view looks to be most in keeping with the area.

The proposed extension does not encroach upon any sight line from the point of view of no 12 and they tell me this would provide them with more privacy and would welcome it. In my view, the only line I have here is with the attached bungalow, otherwise other properties are staggered to cater for the bends in the road, a feature of the area. I believe that in my case the road bend heading south away from the proposed extension will ameliorate any slight protrusion.

There seem to be some precedents in the immediate area for similar constructions and I would cite nos 76 & 78 North Farm Road and the garage extension at 109 Grinstead Lane on the corner of Mash Barn Lane.

I look forward to hearing from you at your earliest convenience.

Yours sincerely,

[redacted]

J R Ingham

cc RJA Planning & Building Consultants Ltd