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Planning Department
Adur District Council
The Shoreham Centre,
2 Pond Road,
Shoreham-by-Sea
BN43 5WU,

23RD JANUARY 2025

Dear Sir/Madam,

Proposed single storey side extension and single storey rear extension creating a wrap - around Extension at 70 Downland Ave, Southwick, Adur, BN42 4RN.

This is a Householder Application for a semi-detached house.

The description of the Proposed Scheme is as follows:

The proposed work involves the erection of a single-storey side and rear extension creating a wrap - around extension.

The extension on the ground floor will create an open plan kitchen dining area.

The materials will be brick finish to match the existing and roof tiles to match 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
- Proposed Floor Plans
- Existing Elevations 1
- Existing Elevations 2
- Proposed Elevations 1
- Proposed Elevations 2(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
27 GAISFORD ROAD WORTHING WEST SUSSEX BN14 7HW	April 2022	19/02575/HSE	Granted	Single storey side and single storey rear extension.

We would like to highlight the similarities in the Proposed Scheme to those of 27 Gaisford Road. Both applications include erection of single storey side and single-storey rear extension creating a wrap-around extension.

As per Adur District Council, Extensions and Alterations to Dwellings, the height of the side wall that directly abuts the neighbouring boundary is less than 4m, hence this is unlikely to impact the neighbouring amenity. The proposal will allow the retention of the rear garden of at least 11m depth. Hence it is unlikely to breach the Council's requirement for garden areas.

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