



a n a l y s i s
• d e s i g n •
c o n s u l t a n t s

4401.01/MH

Monday, February 5, 2024

Mrs. F. Stevens
Divisional Manager
Chichester District Council
East Pallant House
East Pallant
Chichester
PO19 1TY

Dear Mrs. Stevens

23 Downview, East Wittering, West Sussex, PO20 8NS

Please find attached a completed Householder Planning Application to carry out works to the above property. The work involves the following:

- Demolition of existing single-storey rear extension.
- Single-storey side & rear extension and enlarged front porch.
- Amendment to front and rear fenestration at ground and first floor level.

My clients have recently purchased the above property and along with upgrading the thermal efficiency and some internal re organisation wish to create additional accommodation on the ground floor. This new shallow pitched single-storey extension will provide enlarged kitchen and utility space, a new wet room, plus separate dinning and sitting room facilities. They also wish to enlarge the west facing porch to provide a cloakroom area.

They are improving the thermal efficiency of the property, so along with upgrading the internal insulation, they wish to replace the current tile hung first floor walling with an improved insulated construction externally faced with a render finish on insulated backing boarding. The new extension masonry walling will also to be rendered, helping to provide a uniform appearance to the building.

I trust that this gives you a basic insight to the proposals.

There is no evidence of any bat activity in the property. We are providing a Phase 1 Bat Survey to confirm this. My clients will however install a bat box, bird box and hedgehog nesting box in appropriate locations within the site.

Architects: Planning & Landscape Consultants

‘Lyndhurst Lodge’, 41 Lyndhurst Road, Chichester, West Sussex PO19 7PE

Telephone: +44 (0) 1243 775890

Email: lm.henn@googlemail.com

Martin Henn Dip. Arch. (Kingston)

ADC International Ltd : Registered in the UK No 2725940

According to the latest Environment Agency's Flood Risk web site, the site is within Flood Zone 3, therefore a FRA is attached.

I am also attaching a Protected Species Checklist and the appropriate CIL documentation.

I hope that this is acceptable and that you have sufficient information to start processing this application. Should you wish to discuss anything further or require any additional information, please do not hesitate to contact me.

Yours sincerely



Martin Henn