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Toddington Lane
Littlehampton
West Sussex BN17 7PP

Karl Roberts
Assistant Director of Planning Services
ADC
Maltravers Road
LITTLEHAMPTON
W.Sussex

29.9.12

Dear Mr Roberts

**Planning and Listed Building Application, The Old Bakehouse, 27 King Street, ARUNDEL
W.Sussex**

Pre Application Reference PAA/67/12/ Mr Cleveland

I write regarding the above application and to explain why this does not entirely follow the recommendations of the Pre Application advice . Hopefully you will find our reasons logical and support our application.

The Pre Application involved constructing a large dormer to the rear of the property along with three conservation rooflights in order to convert the loft to living accommodation and a ground floor extension with alterations. The dormer allowed for stair head height and alleviated the need to cut into the first floor living accommodation .

Generally the PAA stated a dormer and three rooflights would be unacceptable whilst the ground floor extension was acceptable in principle apart from some reduction in the main door width.

We fully accept the Council's view on the dormer which ascetically was not ideal. However we wish to pursue our request for the three rooflights. Apart from providing the very minimum of light [two to the bedroom and one above the stairwell] there is a more fundamental issue concerning the approval given to the neighbouring 29 King Street on AB/117/08 in 2008. This provides for two conservation rooflight to a bedroom and a larger clear glazed panel above the stairwell identical to our request.

Further to this application a similar ground floor extension allowed three glazed door panels approximately 2600 wide in total. Whilst we have again observed your request to reduce the glazing



VAT Registration number 397 527 09



shown in the PAA we wish to pursue an application to provide doors at a similar width to those allowed under AB/117/08.

The glazed roof panels requested to the new kitchen area are also similar to those allowed at no 29.

We have provided a photographic record with a schedule depicting all working areas. In particular you can view the elevational treatment in brick and parapet walls with coping bricks at no 29 and this is the detail we intend to utilize at no 27. The bond will be English garden wall and we will use lime mortar. You can also see the doors and rooflights referred to above.

We have retained the chimney support wall in the utility/WC area as we feel the chimney adds considerable character to this existing Victorian addition. We decided to choose a brick detail for the new elevations rather than the white render as we felt this was more sympathetic to the work which has been undertaken at no29.

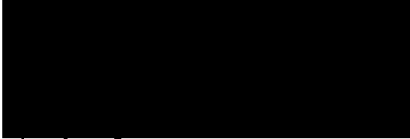
Although the proposed new extension is further south than the neighbouring extension at no 29, due to the drop in land levels it is possible to construct the eaves of the new extension no higher than the existing boundary wall between the properties. The roof line also rises at 35o to the horizontal from this point. Please see proposed elevational drawing 27KS3 where the detail is marked and the rear elevation photographs.

For clarification there is a flying freehold of the first floor of no 27 over the ground floor of the neighbouring property to the east which is why the floor plans are of differing widths. This is unaffected by the proposals.

The loft conversion is supported by a structural engineer's letter as requested in the PAA and we will use their services to forward the project as and when necessary.

We look forward to your comments.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

TA TUNMORE