

Mr Juan Baeza
Planning Officer (Team Head),
Arun District Council,
First Floor,
Arun Civic Centre,
Maltravers Road,
Littlehampton, BN17 5LF

7th February 2018

Re: Tahrah, Maxwell Road, Arundel BN18 9EU
Planning Permission Application Ref: **AB/37/17/PL (Approved)** – Discharge of Conditions and Non-Material Amendments

Dear Mr Baeza.

Thank you for meeting me yesterday and clarifying the Conditions as stated on the Decision Notice dated 1st September 2017.

Also thank you for liaising with Roger Spencer from the drainage team – who met with me also and clarified the Conditions related to those matters.

The following responses relate directly to the Conditions as stated/numbered in the Decision Notice. I have attached the following amended/additional documents (original PLUS 3 additional copies);

- Non-Material Amendment Form
 - Revised Drgs (Plans, Elevations and Section)
 - **AB1(A), AB2(A), AB3(A), AB4(A), AB5(A), AB6(A), AB12(A)**
 - Revised 3D Visuals
 - **PVP2(A), PVP3(A), PVP4(A), PVP5(A)**
 - Precedent Reference/Example Images (submitted and additional)
 - **PR1, PR2, PR3**
 - Drainage Ditch Reference Pictures (additional)
 - **D1**
1. The Development has commenced and is being held at DPC level awaiting confirmation of Conditions being discharged in order to proceed – as requested in Decision Notice.
 2. The Development shall be carried out in accordance with the stated plans – except for the non-material amendments as discussed/as itemised below;
 - a) The original line of the curved wall of the existing house will be followed. We removed this curved wall in favour of a straight wall as indicated on the submitted/approved plans – but have decided to retain the original curved wall line as it aligns with the original foundations.
**see amended plans, elevations, section and 3D visuals*
 - b) The submitted/approved design indicated that ALL elevations are to receive the “**timber screen cladding**”. We have decided to externally finish the “**out-shoots**” in white render – in order to bring contrast to the elevations.
**see amended elevations and 3D visuals*

3. Schedule of Materials;

- a) Pitched Roof – the finish to the pitched roof will be exactly the same as the original – as we are reinstating the roof tiles from the original house.
- b) Flat Roof – the finish will be a single membrane, self-finished (rubber or similar) – this roof will not be visible as it is set behind the “timber screen cladding”.
- c) External Walls – the **“timber screen cladding”** - will be constructed from Western Red Cedar battens and frames – hung onto the external, black exterior grade painted block facade. Battens will be either approximately 19mm x 90mm or 19 x 140mm battens – spaced at approximately 115mm/165mm centres respectively – providing spacing of approximately 25 -35mm gaps. This accords with the submitted..... **Precedent References/Examples Images – PR1 External Timber Facades**
**see also additional reference image (PR3) as discussed at our meeting*
- d) External Walls – the **“out-shoots”** - as noted above will be finished in white exterior grade painted render with lead roof detailing.
**see also additional reference images (PR2) as discussed at our meeting*
- e) External Walls – DPC/substructure - will be finished in black exterior grade painted render.
- f) Guttering and RWP's – will be black, square section plastic fixed directly to the external, black exterior grade painted block façade. This will not be visible as it is set behind the “timber screen cladding”.

4. The approved house design is adhering to the existing house plan arrangements in terms of roof area, wall lines, footprint, etc. and its RWP discharge into predominantly water-butt storage (with a capacity to suit) and an existing RWP. This ensures that the new construction matches exactly the discharge philosophy and flow-rate that currently exists.

5. The site has an existing land drainage ditch (as indicated on historic plans) and which serves TAHRAH as intended and which is accessible at all times.

However, our property is the only property along Ford Road that has retained this feature and is maintained to ensure capacity and flow.

All other properties along Ford Road and either side of Maxwell Road have filled-in/built over their section of the ditch.

As discussed/requested we have exposed the original ditch line at the boundary at either end of the land drain/ditch to provide visual evidence.

**see reference pictures of drainage ditch at both boundary's and other properties along Ford Road*

6. Finished floor levels will be set no lower than 3.390m above Ordnance Datum (AOD).

Yours Sincerely
Ray Hole

