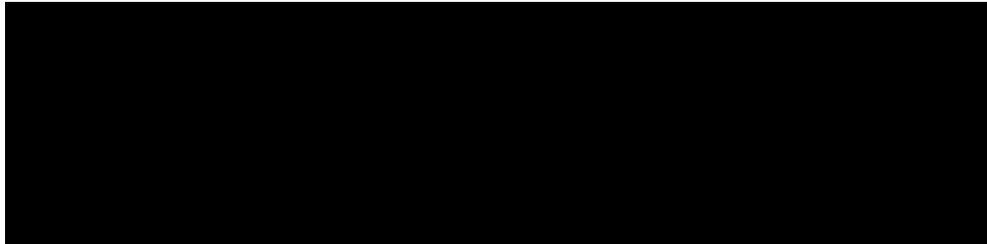


GROVE DESIGN UK
8 Willowhale Avenue

Aldwick

PO21 4AY



24 June 2021

Planning Department

Arun District Council

Littlehampton

Your Ref AL/23/20/HH & ENF/229/21

Re : 26 Bell Meade Close Woodgate

DESIGN AND METHOD STATEMENT

Following consultation with Mr Christopher Best regarding the above planning application and amendment to work which originally was advised to use a NMA, it was suggested to use an application to vary Condition 2 [plans] of this application.

The original approved planning application drawings had problems when it came to submit drawings for Building Regulation approval especially in regard to all the First Floor Bedrooms requiring to have Fire Escape windows – the dimensions noted on floor plans would have allowed this but not shown correctly on the elevations, and again the ensuite and bathroom Velux roof lights were on plan but not on elevations.

Having discussed this originally with Amber Willard, we agreed the basic adjustments and for all to be put on a NMA. However, the original approved application contained an infill extension to the original “L” shape which the client finally decided due to excess overall building cost not to include with the current rebuild. This therefore necessitated the repositioning of ground floor windows to match on existing retained “L” shape also.

The rear bedroom on the southern elevation was left devoid of a window following a late amendment prior to getting the planning approval above [ie removal of dormer]and with a Velux roof light then wrongly shown on elevations above ceiling height! – no means of escape either.

The current alternative was to set a window back approx. 1M behind the rear external wall and within an inverted dormer. However, during construction, the builder thought best to give it a small dormer roof for better weather protection and in fact increased the side “blinkers” by 100% so difficult to see into neighbouring property – just straight down the client’s garden.

The fire escape windows for the front two bedrooms were incorporated into the extended Porch first floor windows but following consultation with the two affected neighbours, and provision within the application as indicated by Amber Willard, the two front dormer windows were lowered to standard sill height. An ongoing result of this action meant that the front elevation roof ridge was dropped down to match that of the main front to back ridge – benefit to neighbours.

The attached plans and elevations reflect the revisions as discussed with the planning officers.

Whilst the neighbour on the southern boundary has been the one to raise the query re the dormer on rear elevation and concerned about their privacy, as notified some weeks ago, they had installed a CCTV camera high on their side elevation to monitor my client [he has photo evidence of this and then camera being swung back across onto their property] – this totally negates any concern for their being overlooked.

Grove Design UK – June 2021 – 26 Belle Meade Close Woodgate – Variation to Condition 2.