

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Your ref: PP-09843464
17 May 2021

Dear Sir/Madam

Land at Tile Barn Farm, Hill Lane, Barnham PO22 0BL

This letter accompanies an application on behalf of Mrs Lonsdale, for amendments to the dwelling approved on appeal under reference BN/24/20 for the erection of 1 no. dwelling and formation of new vehicular access on land adjacent to her property at Tile Barn Farm.

The amendments principally involve incorporating an integral garage into the permitted dwelling, with no increase in its footprint or scale. The applicant's son, who is to occupy the dwelling, has health needs and an integral garage will be of benefit to him, particularly looking at the dwelling as a lifetime home. There are fenestration changes arising from the revised internal layout and others that have arisen out of preference. The changes are shown on the submitted drawings, identified in red, and are as follows:

- Formation of integral garage in western end of the building with new garage door in place of sitting room window and infill section of wall on its north side. Replacement of bay window on north elevation with non-projecting smaller window.
- Reduction in fenestration at first floor level on west elevation above the doors.
- Fenestration reduced on south elevation by removal of element that extends into the roof.
- Wrap around glazing on the north east corner of the ground floor altered to bi-fold doors on the east elevation and new windows at ground and first floor level on the north elevation to match those adjoining.
- On the east elevation the fenestration will be reduced at first floor level above the opening doors. The doors are also to be reconfigured and the side opening to the balcony removed.
- The window to bedroom 3 on the north elevation is to be reduced in width.
- Flue to be repositioned.

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The changes are all relatively minor and largely result in a reduction in the amount of fenestration around the building. They do not fundamentally alter the character or design quality of the dwelling, and the inclusion of an integral garage will preclude the need for additional buildings to provide garaging in the future.

It is therefore requested that the amendments detailed in this application are approved as non-material amendments to the original application BN/24/20. However, if you require any further information then please do not hesitate to contact me.

Yours faithfully



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