

**Planning Statement**

**1.0 INTRODUCTION and CONTEXT**

- 1.1 This statement relates to an application for a Lawful Development Certificate to Arun District Council for the replacement of roof covering and the replacement of 2no. bay windows.
- 1.2 The property under consideration "The Breakers" is on the south side of Tamarisk Way, an exclusively residential street within East Preston estate, running east west and parallel to the coast. The property is delineated by Tamarisk Way to the north; adjacent detached properties to the east and west; and the greensward to the south. The property was constructed in 1936 in an Arts and Crafts Style.
- 1.3 The existing thatched roof is in need of repair and as part of major improvements to the property to improve its thermal performance and long term maintenance.
- 1.4 In 2014 the property on the opposite side of the road, Little Thatchers, 34 Tamarisk Way, burnt to the ground when the thatched caught alight. Thatched roofing form a greater fire risk than tiled or slate roofs and once ignited the fire rapidly spreads causing major damage.

**2.0 Relevant Planning Legislation**

Schedule 2\_ Part1\_Class C and Class A\_ Town and Country Planning (General Permitted Development) (England) Order 2015

East Preston Neighbourhood Plan 2014 – 2029

The property is **not**;

- Located within a National Park
- Conservation Area
- Site of Special Scientific Interest (SSSI)
- Listed

**Reference should be made to the submission drawings:**

AL(0-)02 Site plans as existing  
AL(0-)03 Plans as existing  
AL(0-)04 Elevations as existing  
AL(0-)05 Plans as proposed  
AL(0-)06 Elevations as proposed

**3.0 Replacement Material**

- 3.1 The roof is to be recovered with a high quality Staffordshire Blue smoothed faced clay tile.
- 3.2 The height of property will be reduced due to the depth of thatch being greater than the replacement tile and insulation construction.

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**4.0 Replacement Bay windows**

- 4.1 Two existing bay windows one to the west elevation and one to the south elevation are to be replaced with square bays projecting 1.3m.
- 4.2 Both replacements are within the parameters of development permitted by Class A.

**5.0 Sustainability Measures**

- 5.1 The replacement roof will, together with other improvements increase the thermal values of the dwelling with increased insulation particularly in the roof.