

PROPOSED DEVELOPMENT CRINNIS HOUSE SEAFIELD ROAD EAST PRESTON WEST SUSSEX BN16 1NA

General Proposal

Erection of a single sustainable carbon efficient dwelling with parking on land to the east of Crinnis House in Sea Road, East Preston.

The proposal is a redesign of EP/123/10 which was refused planning under delegated powers on 24th December 2010. The redesign addresses the original concerns identified by planning application report EP/123/10 and subsequent site meetings with Arun planning officers, and in particular to the re-siting of the new property away from the eastern boundary to the highway. Furthermore the redesign ensures the proposed dwelling responds more appropriately to the established character of the area and acknowledges and enhances local distinctiveness as established by the nearby architecture.

The proposal is to erect a single dwelling approximately 125sqm in floor area comprising a living room, master bedroom with en-suite facility, home office and terrace on the first floor; the kitchen dinning area, 2 bedrooms with en-suite facilities, utility room and separate WC are on the ground floor.

The proposed dwelling is approximately 6.5metres in width by 12.5metres in depth, 6.9metres to the ridge and 3.5metres to the roadside eaves. The scale of the proposed site and dwelling is characteristic of and directly comparable with all other recent and impending development in the locality and therefore, for that reason, it is not thought to constitute a cramped form of development.

The proposed site is approximately .025 hectare alongside and parallel to Sea Road. It is comprised of the unused overgrown driveway plus a small section of Crinnis House garden. Following the proposed development Crinnis House will still retain more amenity space than most other comparable properties in Seafeld Road.

The proposed dwelling is designed to be a very low-energy carbon efficient home that reduces heating requirements and Co2 emissions to a minimum compared to a conventional UK 'standard' new-build house. Maximum energy efficiency is achieved by a "green" Modern Method of Construction using materials that will last the life of the building and can then be recycled for ongoing sustainability.

Other conservation features include rainwater harvesting, airtight construction, and a heat recovery ventilation system all of which result in a design that reflects conscious and responsible environmental forethought, geothermal heating and ventilation are planned should groundwork permit.

The redesign prevents any material loss of privacy or neighbourly impact the proposed house might have. The first floor element of the dwelling to the west has no windows and those in the stairwell to the east are of obscured non-opening glass and, if approved, will be partly concealed behind external louvers to avoid any concerns regarding overlooking.

The proposed development retains all relevant features such as the existing low flint wall alongside Sea Road, trees and hedging will be retained where possible and new planting introduced to retain the local character.

The objective is to ensure the proposed dwelling is a sustainable home with low running costs utilizing the best affordable technology available today for a responsible and sustainable way of living whilst respecting completely local character and values and to remain in keeping with established recent and impending development in the locality.

In conclusion, I would like to add that I am a long term resident of East Preston with very strong and continuing family and emotional ties to the village; the proposed dwelling is intended for my private family use, so that said, I would not wish to do anything to the detriment of the locality and would welcome your comments and recommendations to that end.