

Planning Statement

1.0 INTRODUCTION and CONTEXT

- 1.1 This statement relates to an application to Arun District Council for the demolition of existing Garage and outbuildings, ground floor alterations to 2No. bay windows and fenestration and external materials alterations, erection of a new balcony and replacement garages.
- 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 As part of major improvement to the property to enhance and improve its layout and thermal performance and sustainability a considered proposal has been developed which creates a property which reflects the design of neighbouring properties and properties in the vicinity.
- 1.4 Of great concern is the thatched roof and the recent, fire in 2014 of the property on the opposite side of the road, Little Thatcher's, 34 Tamarisk Way. This property burnt to the ground when the thatched caught alight. Thankfully without the loss of life. Thatched roofing form a greater fire risk than tiled or slate roofs and once ignited the fire rapidly spreads causing major damage. The risk of fire to "The Breakers" has increased in recent years with hot dry summers and the increased burning of Bar-B-Ques on the Greensward and beach only meters away from the property.

2.0 Relevant Planning Legislation

Arun Local Plan

DDM1 Aspects of form and design quality
DDM4 Extensions and alterations to buildings
DSP 1 Design

East Preston Neighbourhood Plan 2014 – 2029

National Policy Guidance;

NPPF National Planning Policy Framework
NPPF National Planning Policy Guidance

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-)02B Location block and site plans as existing
AL(0-)03A Plans as existing
AL(0-)04A Elevations as existing
AL(0-)12B Ground Floor Plan as proposed
AL(0-)13B 1st and 2nd Floor Plans as proposed
AL(0-)14B Roof Plan as proposed

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AL(0-)16C Elevations as proposed
AL(0-)18 Site Plan and Block Plan as proposed
AL(0-)19 Boundary Walls and Gates as proposed

3.0 Design

- 3.1 The overall design objective has been to enhance the **character** of the property in keeping with similar developments in the area and open up the front elevation by removing the garage and resented out houses. The existing property is a hotch-potch of materials and additions which have occurred over time, including painted brick; render; stone cladding; tile hanging; thatch.
- 3.2 The proposals have retained aspects of the original house to create a more contemporary "New England" **appearance** and a limited palette of materials. This approach echo's the architectural style and character of similar properties on the Willowhayne Estate.
- 3.3 The new garages have been located to the east to form a lower subservient extension reflecting similar arrangements and scale to neighbouring properties to the east and west. The single storey pitched roofs have materials which match the changes to the main house.
- 3.4 The existing concrete balcony to the south suffers from some inherent structural issues as well as poor drainage, causing water ingress. This is to be replaced with a new structure and open balustrades to allow views to the coast.
- 3.5 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 and 1.1m respectively. No greater in size than the existing curved bays.

4.0 Scale and Massing

- 4.1 Careful consideration has been given to the composition of the elevations, with the removal of the thatch marginally reducing the overall height and scale of the property. The removal of the chimneys also reduces the overbearing appearance of the property.

5.0 Materials

- 5.1 The palette of material selected include;
- Roof; high quality Staffordshire Blue smoothed faced clay tile
 - Walls; Fibre cement weatherboarding to the first floor
 - Walls; Rendered external insulation to the ground floor.
 - Windows; Replacement aluminum clad timber windows.
 - Rainwater goods; high quality metal gutters and downpipes

6.0 Sustainability Measures

- 6.1 The property as a whole, is to have a number of improvements which will reduce its overall energy consumption and emission of greenhouse gases. This include:
- Replaced roof covering and 100% increase in insulation values.
 - External wall insulation and 100% increase in insulation values.
 - Replacement windows with high efficiency double glazed aluminium & timber units.

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- New heating and HW system with high efficiency boilers.
- Reduce air leaks, with new windows and removal of 2No. chimneys.

7.0 Conclusion

- 7.1 The existing property has been extended in a piecemeal fashion over the years with a series of different materials. The proposal seeks sensitively remodel the host dwelling with a series of modest alterations. The Willowhayne estate is home to rich and varied designs of dwellings the majority having been changed and modified over time including the removal of thatched roofs.
- 7.2 The proposal changes the appearance of the property from thatched to tiled roof and painted brick walls to weatherboarding and render. Materials and an aesthetic which cannot be considered to be harmful to the host dwelling or in the context of the estate and wider locality, with many similar properties.
- 7.3 The replacement garages are comparable to adjacent properties garages in scale and proximity to the boundary.
- 7.4 The proposed development meets the objectives of Arun District Plan and East Preston Neighbourhood Plan.

7.0 Site Photographs "The Breakers"



South Elevation



North Elevation

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East elevation

Neighboring Properties



Neighboring property to the east – 27 Tamarisk Way, Mistral House



Neighboring Property to the west – 31 Tamarisk Way