

27th January 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015**

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Demolition of existing garage & outbuildings. Alterations to external materials (including change from thatch to clay tiled roof and brick/stone to fibre cement weatherboarding and coloured render). Alterations to existing fenestration, including to 2 no. ground floor rear bay windows, and addition of first floor front dormer, enlarged balcony at first floor level at the rear. Replacement garages.

The Breakers 29 Tamarisk Way East Preston

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Thank you for your internet representation made on 25th January 2020 which has been recorded as '**an objection**' with the comments as follows:

*The Breakers is an iconic landmark of considerable character on this part of the Sussex coast. It is clearly visible from Tamarisk Way and from the public areas of the beach and Greensward. It is one of just three thatched properties on the Willowhayne Estate out of some 390 properties. The estate has a mix of property styles which is a feature of the area, changing this to a modern, 'New England' style building would be detrimental to the overall character of the area. Several properties on the Willowhayne Estate and surrounding area have been updated to modern styling but none of these were of significant character or architectural interest.*

*Referring to the 'Planning Statement': -*

*1.0 Introduction and Context*

*Para. 1.3 claims that it would reflect the design of adjacent properties, this is far from true, I would site numbers 25, 31 and 33 as just a small sample of local examples.*

*Para. 1.4 sites concern about fire with respect to the thatch. This property has been on this site with the thatched roof for over eighty years without a problem. It was re-thatched several years ago so would have been done to recent building regulations. I would also point out Bar-B-Ques are not permitted on the greensward by the covenants on that land. The closest a Bar-B-Que would be allowed is on the beach over 60m from the building. The fire at Little Thatches is thought to have been caused by a structural fault within the property and not an external influence. I am surprised that someone so opposed to the thatched roof should have only recently purchased this property.*

*3.0 Design*

*Para.3.1 claims the property is "a hotch-potch of materials", this is clearly not the case, it presents itself as a white painted rendered building with a thatch roof and stone featured porch which is matched to the boundary wall in a characteristically open manner.*

*Replacement of this with a "New England" style property with an enclosing boundary wall, 1.95m high, would be seriously detrimental to the appearance of the area.*

*4.0 Scale and Massing*

*Para. 4.1 claims the removal of the thatch and two chimneys would reduce the "overbearing appearance of the property". The property is far from overbearing as it stands on its own large plot and is well separated from adjacent properties so that it is not overbearing.*

*5.0 Materials*

*Para. 5.1 the materials proposed are completely out of character with the adjacent properties.*

## 6.0 Sustainability

*Para.6.1 the claim that replacing the thatch with the tiles will give a 100% increase in the insulation values is hard to justify. Normal modern thatch has a thermal resistance, R value, of around 5, that of the proposed clay tiles is likely to be less than 1, that is 500% worse than the thatch, so any improvement will have to be achieved by the use of secondary insulation which could likely be achieved without replacing the thatch. The windows were only replaced a few years ago, by the previous owner, with hard wood framed double glazed units, it seems unlikely that any significant improvement will be achieved with the proposed replacements. From an environmental point of view the thatch is more friendly as it is 100% carbon neutral, the replacement tiles will result in the emission of significant CO2.*

*In conclusion, I would urge you to reject this application in its entirety as would seriously damage the appearance and character of the area and deprive the public of a property of unique character.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning