

The Breakers Planning Application EP /158/19/ HH

I feel I should respond to the various comments / objections to the above so that there is no misunderstanding of our intentions for this marvellous / iconic house it desperately needs work to maintain it to a decent standard and stop the areas of decay becoming worse. It is an unusual house for Tamarisk Way being a thatched property and as we know also for The Willowhayne Estate. It is the only thatched property on the frontline to the beach and therefore has its own unique problem. The house clearly is much loved by everybody but those who actually “know it properly” will be aware of the issues highlighted later.

Climate change is upon us and we all have to do things to reduce emissions especially with our properties. We have been told for years about insulation burning less gas using less electricity. Houses where possible have to be brought up to date with as many energy saving ideas as possible, look at Grand Designs and the many different types of ideas people have come up with, open your minds.

I first saw The Breakers in April 2019 and fell in love with the property we decided to buy it subject to a full structural survey which threw up a number of issues which we felt we could put right.

These included badly fitted hardwood windows that leaked and had damaged window boards, areas of single brick construction that cause high levels of heat loss in areas of cavity construction the need for wall ties due to comprehensive failure. Balcony constructed with falls allowing ingress of water to the first floor, and supports that are corroding. Lath and plaster ceilings that in early days contained asbestos and are prone to collapse.” High readings of damp due to problems with the junction between the chimney and roof. One chimney showing evidence of crumbling from the inside and another cracking on the outside.” As neither is in use best to bring down.

EPC is F due to the single skin, thatch, no insulation. Recommendations include providing insulation and blocking up chimneys.

We took possession at the end of June at which point we invited our family to celebrate including three grandchildren under five, two sons and daughter in laws. However we were shocked, to find people on the adjacent beach having a bonfire / barbecue and we sat watching sparks flying over the house. Thankfully none settled on our roof but could have quite easily done so.

I did some investigation to find that the responsibility for controlling this is the local authority, so when it happened again contact was made with Arun District Council and we still await a reply. We do not want to put anyone’s lives at risk (ours) or the chance of damage to neighbouring properties should the thatch be set alight by some idiot or idiots on the beach whom no one can seem to control. We have all seen the signs but as we have witnessed people do not obey them. How difficult is it to enforce the 20MPH speed limit even when people know it is safer for all at 20 MPH. A property on the opposite side of Tamarisk Way also with a thatched roof burnt down in 2014 the pictures of the destruction are available for all to see. Two different objectors have different theories as to why

it caught fire but would a house with a tiled roof have caught fire? Since 2008 there have been over 450 thatch fires in England. Between 50 to 80 fires per annum are experienced mostly in older thatched properties pre 1960.

Could this be the reason that the number of thatched properties on The Willowhayne has reduced over the years.

The Breakers is not listed and is not in a conservation area we do not want to change the feel of the property, as we love the house but the facts, history and precedents, do greatly concern ourselves and have drawn us to the conclusion that the thatch forms too great a risk to remain.

The proposed clay tiles have been chosen for the similarity in colour to the existing thatch and they are a natural hand crafted product. In time they will weather and soften in appearance. We believe the design proposal maintains the individual character of the properties on the estate, which is the overriding characteristic of the area.

The Breakers is a private home and like many people in Tamarisk Way we wish to make our home private e g like No 28, high fence and number, 3, 5, 9, a wall similar to the one we propose to name just four properties. There are a number of sizeable walls on the rest of the estate as well, including those on Selborne Way.

Regarding comments from No 28 the garages and line of sight will be the same as the existing outbuildings. Therefore their view will not be affected.

If you East Preston Parish Council and our sincere and considered objectors feel so confident of the negligible fire risk of thatched roofs , I am comforted by your willingness to take responsibility for my families safety. However I believe I have such a right (an ancient one at that) to take action to protect my family. As my Local Parish Council I acknowledge your superiority in the bestowing of knowledge and practice and I presume that you in objecting to the removal of the thatch are prepared to underwrite any such loss my family may incur as a result of your decision.

Guy Folland