

4th February 2015

Planning Directorate
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: 1287/14

Your Ref: P.P. 03956948

Dear Sirs,

Proposed alterations, extensions, and reinstatement at 34 Tamarisk Way East Preston BN16 2TE.

Please find attached an online householder application for the proposed alterations and extensions, consisting of the following;

- Drawings 1287/14/P/01, 02 and 03
- Application Form 1 APP including Certificate A. Ref: P.P. -03956948
- A sum made payable to Arun District Council for the sum of £172.00 will be paid by Visa Debit.

The proposal is; to substantially refurbish the existing three bedroomed dwelling, to provide a five bedroom dwelling during works to reinstate the property following extensive fire damage.

This application is submitted by the new owner of the property and is submitted with reference to two earlier extant permissions;

EP/75/13 Renewal of unimplemented planning permission EP/48/10 for proposed first floor rear extension over existing ground floor footprint
and

EP/141/14/HH Re-building following major fire damage. Proposed works to include rebuilding of first floor and roof including new plain clay tile roof finish instead of the previous thatched roof finish.
Resubmission of EP/97/14/HH

Tamarisk Way is situated within the built-up area and consists of a number of individually designed properties which all have their own design styles and features which, depending upon the plot sizes, range from modest

bungalows to large two storey houses. The area has all the features of individually designed homes on individual plots which over time have been replaced or extensively extended.

The application site is one of the larger plots to the northern side of Tamarisk Way, approximately 2,000 sq.m. in area, and with larger plots to the south. It is surrounded on all four boundaries with mature trees and hedging. The property is hidden from the street by the hedge to the southern boundary. Furthermore the property's frontage is set some 27 metres from the southern boundary fronting Tamarisk Way and is sited towards the eastern boundary of the site. The two story element is approximately 15 metres from the western boundary to No 32 Tamarisk Way. A single storey pool room sits within 2 metres of the eastern boundary and currently has a 'dummy' pitch roof and flat roof behind. Refer to drawing 1287/14/P/01. The property is 'of its time' and an opportunity exists following the fire damage to refurbish the external appearance providing, in our view, a more pleasing addition to the street scene, and at the same time upgrade the external fabric to provide a more energy efficient dwelling.

The proposal, by and large, makes use of the existing ground floor footprint, with the extensions being predominately to avoid the existing foundations which may prove to be below today's acceptable standards having regard to the now mature trees which line all four boundaries of the site.

The proposal is to reinstate the two storey property with a pitched tiled roof, in place of the thatch, and alterations to the existing pool room roof to remove a false pitch and substandard flat roof. The replacement roof is equivalent to the existing ridge height; the new wider footprint is compensated for by a shallower roof pitch.

The introduction of a hipped roof to the south western end and the flat roof projection adjacent to it provides an element of relief to the southern facade and is set back from the existing southern single storey addition, to be removed, on the south west corner of the existing property.

The submission includes a two storey rear addition over the garage area some three metres from the northern boundary at it's closest point and 4 metres from the rear boundary of No 2 West Ridings which is a further 30 metres to the north. The new first floor north facade is blank to prevent any loss of amenity, albeit being 30 metres distant. Accommodation within the first floor rear extension comprises of an additional bedroom and en-suite with the principal window facing west towards the western boundary some 16 metres distant. The design approach to the rear first floor extension is one of integration of the design with the new proposal as opposed to an awkward extension, the result of the earlier extant permission, EP/75/13, which was designed in relation to the original thatched roof. It is our view that the plot can accommodate the proposed rear extension without detriment to the amenity of the adjoining owners.

The alterations and refurbishment provide a sustainable approach to the reuse of the existing structure, the reduction in material movements during the demolition and construction phases, and a speedier erection of the main elements. All of these aims are beneficial to the neighbourhood and to the wider community where the decision to alter and adapt the property as opposed to its demolition will result in less disruption and a reduced carbon footprint.

It is felt that due to the separation distances between the adjoining properties the proposal can sit comfortably within the street scene and provide a visual improvement over the current appearance of the existing development on the site. This in turn will protect the residential amenity of the adjoining properties.

The extensive alterations will allow the dwelling to be designed to meet the current mobility and accessibility standards enjoyed by new dwellings whilst providing a thermally efficient dwelling with improved accommodation to that of the original but, in our view, in a more pleasing form.

Should you be unable to register this application or wish to discuss any matters further please do not hesitate to contact me.

Yours faithfully

A large black rectangular box redacting the signature of Gerald Moore.

Gerald Moore
c.c. Client