

Highbeach House
9a Tamarisk Way
East Preston
BN16 2TE

Planning Statement

June 2020



 **saville jones | architects**

Planning Statement

1.0 INTRODUCTION and CONTEXT

- 1.1 This statement relates to a Full Planning Application to Arun District Council. Although the following alterations and extensions are considered to be permissible under the Town and Country Planning (General Permitted Development) Order 2015.
- 1.2 As defined in Part 1 of "The Order" the following alterations are proposed under the following Classes;
1. Class A - Removal of existing Orangery/conservatory to the rear of the property and replacement with new Orangery/conservatory, of the same height but extending 3.8m southward.
 2. Class B - Removal of existing dormer window to the rear of the property and replacement with new dormer window 2m high x 3m wide.
 3. Class A - Rear 2 storey extension, 1.2m from existing rear wall of the house and of the same ridge and eaves height as existing property in matching materials and not within 2m of the boundary. Not exceeding the height of the property.
 4. Class C – New rooflights, not protruding more than 0.15m beyond the plane of the roof slope to east and west elevation. All glazing to be obscure.
- 1.3 The property under consideration "Highbeach House" is located on the south side of Tamarisk Way, an exclusively residential street within the East Preston Willowhayne 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 circa 1992 in a Tudorbethan style with fair face brick elevations, clay tile roof and timber gable details.

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

Schedule 2_ Part1_ Class A, B, C _ Town and Country Planning (General Permitted Development) (England) Order 2015

The property is **not**;

- Located within a National Park
- Conservation Area
- Site of Special Scientific Interest (SSSI)
- Listed

Planning Statement

Reference should be made to the submission drawings:

Location Plan	SK01	1:1250
Site Plan as Existing	SK02	1:200
Plans as Existing	SK03	1:100
Plans as Existing	SK04	1:100
Elevation as Existing	SK05	1:100
Elevation as Existing	SK06	1:100
Site Plan as Proposed	SK07	1:200
Ground Floor Plan as Proposed	SK08	1:100
First Floor Plan as Proposed	SK09	1:100
Second Floor Plan as Proposed	SK10	1:100
South Elevation as Proposed	SK11	1:100
Perspective	SK14	1:100
Block Plan as proposed	SK16	1:500
North Elevation as proposed	SK17	1:100
East Elevation as proposed	SK18	1:100
West Elevation as proposed	SK19	1:100

3.0 Design

- 3.1 The overall design objective has been to enhance the **character** of the property in keeping with its original design. Whilst improving the quality of the accommodation particularly the Orangery which, at present, has a very poor polycarbonate roof covering and changes in floor level.
- 3.2 The proposals are predominately to the rear of the property and retain original aspects of the house and its **appearance**. The 2 storey extension to the east wing is within the parameters of permitted development, extending only 1.2m from the existing building line but providing more useable lounge and bedroom area.
- 3.3 The existing orangery/conservatory was constructed with a considerable change in floor level and a roof covering of polycarbonate. The proposal increases the length by 3.8m with a roof covering of natural zinc with a central glazed rooflight and powder coated aluminium screen matching the adjacent sliding folding doors.
- 3.4 The existing dormer window to the south elevation limits the internal headroom. The proposed flat roofed dormer matches neighbouring properties dormers and is extended, to provide improved headroom and space internally.

4.0 Scale and Massing

- 4.1 Careful consideration has been given to the composition of the elevations, the proposals being subservient in form to the house and similar in size to the existing structures.

5.0 Materials

- 5.1 The extended areas of roof and brickwork are to match the existing materials to produce a seamless appearance.

Planning Statement

- 5.2 The orangery is being treated in a similar traditional manor using brick external wall, steel structure with glassed screens with zinc and glass roof.

6.0 Sustainability Measures

- 6.1 As part of the improvements to the property, a new heating and hot water system will reduce energy use and CO2 output. Increased levels of insulation is proposed to the existing roof structure and extended section to conserve energy.

7.0 Conclusion

- 7.1 The existing property was given planning permission in 1991 (ref: EP/77/91) with subsequent revision in EP/2/92. Since that time the property has not been altered or extended. The proposal although all within the parameters of permitted development are being submitted for full planning to eliminate any risk of misinterpretation of the General Permitted Development Order.
- 7.5 The proposed development meets the objectives of Arun District Plan and East Preston Neighbourhood Plan.

Views of the Property



North Elevation (street view)

20207 Highbeach House, 9a Tamarisk Way, East Preston BN16 2TE

Planning Statement



South Elevation



North West view



South East view

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