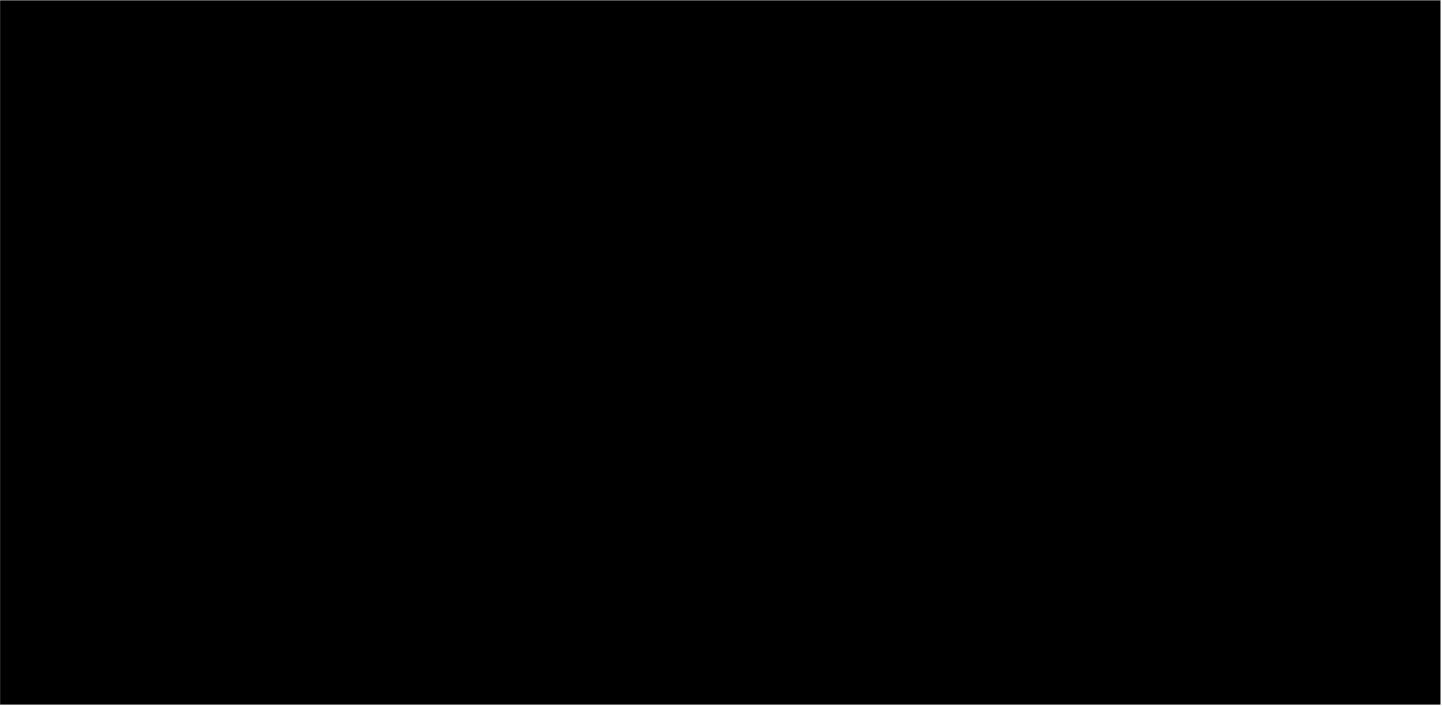




From: David Fuller [REDACTED]
Sent: 09 August 2019 13:46
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: emma [REDACTED]
Subject: Seahaven, Seafield Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Dear Mr Denton,

Further to our telephone conversation on 6 August 2019, set out below are relevant considerations which seek to justify the proposed application from a planning perspective, and address the objections from the East Preston Parish Council and The East Preston and Kingston Preservation Society.

Size/scale of the proposed dwelling

The previously approved dwelling (the “**Consented Dwelling**”) was described as a 1.5 storey building with a ridge height of 7m from ground level.

The new dwelling subject to the current planning application (the “**Proposed Dwelling**”), increases the ridge height by 1.5m to 8.5m, which is directly aligned to the height of the neighbouring property, West House, and is lower than the height of many properties in the immediate vicinity.

All of the properties in Seafield Road are 2 storey properties, with the exception of 'Blue Waters' (which is a storey and a half with a ridge height of 8.2m) and 'Ash Hollow' being the only example of a single storey dwelling in the road.

The overall building footprint of the Proposed Dwelling remains broadly unaltered from the Consented Dwelling, save for the projection of the garage/entrance hall and bedroom 2 above to the Southwest, which protrude an additional 2m in length.

Whilst the Consented Dwelling is described as a being a 1.5 storey, 'chalet style' building, in reality it clearly represents a two storey building, although with compromised light and accommodation. This is evidenced by the associated elevations (drawing 040 Rev:B), which depicts a heavily glazed front elevation comprising 2.1m door head

heights at first floor level, but with skylight, low level and obscure glazed windows to the remaining elevations. As such, this description of the Consented Dwelling as being 'chalet style' is inaccurate and should not prejudice the application for the Proposed Dwelling, which truly seeks to provide an appropriately proportioned two storey dwelling, synonymous with others in Seafield Road.

Materials

It is entirely appropriate that the local area should be enhanced and preserved, and it is a strength that Seafield Road provides a diverse street scene encompassing a range of both traditional and contemporary designs and styles. For this reason, the materials for the Proposed Dwelling are consistent with properties in the area, including the recent developments of 'Shore House' (see picture 1, attached) and 'Waters Edge' (see picture 2, attached) in Seafield Road, and 'Russet House' on Gorse Avenue (see picture 3 attached).

The intention of the Proposed Dwelling is to sympathetically amalgamate both traditional and contemporary materials evident in these recent developments, whilst simultaneously encompassing a more traditional, 'New England' style design utilised in various properties in East Preston.

I hope the above clarifies the design and rationale for the Proposed Dwelling and evidences that it is entirely in keeping with neighbouring properties both in terms of scale and materials.

Kind regards

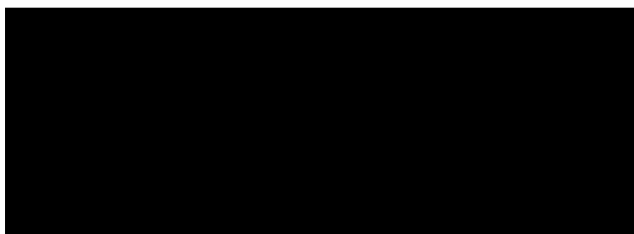
David

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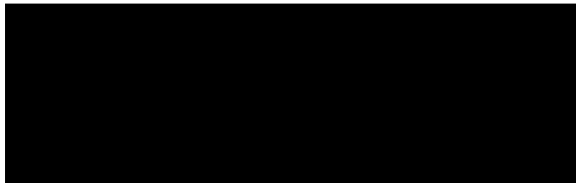
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WATER'S EDGE

