

STATEMENT ON PROPOSALS

Address: 9 Alleyne Way, Elmer, Middleton-On-Sea, West Sussex, PO22 6JZ

Proposals: Loft Conversion and Alterations

1. The property is a detached bungalow in a dilapidated condition in need of major refurbishment.
2. The roof will be remodeled to a single low pitched roof forming the first floor and sloping from south to north to maximize daylight to the first floor from the south elevation. The roof height increases around 2.0m at the highest point down to only 0.8m to give a fall of 12.5 degrees.
3. As the highest level is on the south side this will result in negligible impact in terms of overshadowing and outlook
4. The first floor will only be over part of the building leaving the side-bay, garage and northeast corner of the property remaining as a single storey.
5. There will be no increase in the footprint of the property and this in fact will be reduced by the removal of the rear conservatory structure and side covered area.
6. The north side first floor is set back 4.5m from the north boundary and there are no windows to this elevation. The south first floor is set back 3.35m from the south boundary and all first floor windows to this elevation will have obscure glass up to 1.7m from the first floor level.
7. The internal ground floor is some 0.6m above the external ground level and the new drain connections are to be made to the existing on site drainage system.
8. The scheme is significantly smaller than the recently approved for a total rebuild at No 7 Alleyne Way and uses similar external finishes with render / boarding to the walls and a grey standing seam roof.
9. Similar houses have been altered to provide different styles in the immediate vicinity. The proposals provide for a contemporary feel which reflects other houses such as No's 7 and 12 Alleyne Way and have no demonstrable harm to the visual amenity.