



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
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website: www.arun.gov.uk/planning

Mr Dave Moore
57
Harbour View Road
PAGHAM
PO21 4RQ

Your Ref:

Internet ref: PP-06782113

Please ask for:

Technical Support Unit on extn. 37711

7th March 2018

Dear Mr Dave Moore

Development:

It has been discovered that there is a serious infestation of wood boring beetle to a significant amount of the timber members and framework within the garage.

The existing 3 layer flat felt roof system is nearing the end of its economical lifespan, having been installed circa 15 to 20 years previous.

In order to mitigate further potential damage by the wood boring beetle and/or water penetration it is deemed necessary to replace both the felt roof and all supporting timbers, decking, framework and wood products within the garage.

Previous works to install a rear addition conservatory were undertaken circa 2 to 3 years ago, which spans virtually the full width of the property as detailed on the attached plans. This construction was necessary as when carrying out a modification to the original existing structure which was annexed to the garage, poor construction/foundation detail was discovered and the decision to demolish the original sun lounge and adjoining room was taken.

Due to the weathering detail of the conservatory it was necessary to construct a dummy pitched roof extending from the bungalow across the width garage flat roof. This improvisation enabled the sarking felt to be continued for the full length of the concealed box gutter to the conservatory.

The improvised dummy pitched roof is not considered the best arrangement in the long term. Therefore, due to the garage roof and woodwork requiring replacement it would be an ideal opportunity to renew the garage roof with a fully pitched tiled roof matched in to the bungalow. This arrangement would not only have a significantly extended lifespan over the flat roof options but also allow a perfect weathering detail for the conservatory to be provided.

It will be necessary to raise the flank wall of the garage by an estimated 5 to six courses for the provision of a "Sussex Hip" to be installed. Additionally the front elevation of the garage is to be extended forward by approximately 1.25 metres to align with the bungalow elevation and roof line. This is not the foremost elevation of the property to the highway

Location:

57 Harbour View Road PAGHAM

PMAC71p
Thank you for your application submitted via the internet on 3rd March 2018. It is being dealt with by the Technical Support Unit and has been allocated the reference number

P/24/18/CLP.



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We will contact you shortly with further details.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely

Miss N Spencer
Technical Support Unit Officer

PMAC71p