

23rd July 2014

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

Our Ref: 1279/14

Your Ref: P.P. 03549841

Dear Sirs,

Proposed alterations and extensions at 7 Cross Road Rustington BN16 2ST.

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

- Drawings 1279/14/P/01, 02 and 03, and photo sheet 04
- Application Form 1 APP including Certificate B. Ref: P.P. -03549841
- A sum made payable to Arun District Council for the sum of £172.00 will be paid by Visa Debit.

A fee is required as the applicant is different from that of R/20/14.

Notice No 1 has been served on the previous owners as the new owner has not owned the property for 21 days.

The proposal is; to substantially refurbish the existing three bedrooomed dwelling, to provide a four/five bedroom dwelling.

Cross Road 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 application site is one of the larger plots, approximately 1,250 sq.m. in area, and it's location provides a visual stop when travelling south from The Oaks; it is the last dwelling before the property to the west which 'backs on' to 7 Cross Road as it is located within Pigeonhouse Lane. The proposal makes use of the existing ground floor footprint, with the extensions being predominately to the rear of the property, and an extension

of the existing porch entrance. The catslide has been retained following the refusal of application, R/20/14. Much of the same arguments apply as previous.

The property is 'of its time' and an opportunity exists to refurbish the external appearance providing, in our view, a more pleasing addition to the streetscene.

The proposal removes high level windows from the first floor west elevation and retains a blank facade to the east save for an obscure glazed roof light above 1.7 metres to serve an en-suite bathroom.

The intention is to construct a new roof off the timber wall plate serving the two storey rear extensions. This will enable the existing ridge height to remain the same with a 'table top' roof completing the roof footprint. The proposed two storey rear extensions remove the existing balcony feature, which can overlook the property in Pigeonhouse Lane, and the sun room to the western end of the property. To the front of the property the new entrance is formed by removing an external balcony and covered porch. The single storey extension would meet permitted development criteria for single storey extensions.

The revisions from the previous application have been made, in part, by the helpful suggestions of Anita Gardner, and by the agreement with the new owner/applicant of the property.

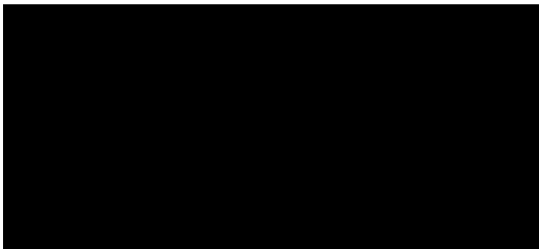
The alterations and refurbishment provide a sustainable approach to the reuse of the existing structure, the reduction in material movements during the demolition and construction phases, and a speedier erection of the main elements. All of these aims are beneficial to the neighbourhood and to the wider 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.

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



Gerald Moore
c.c. Client