

## ACCOMPANYING STATEMENT

Ref: 15200  
Stafford Cottage  
Yapton Lane  
Walberton  
West Sussex  
BN18 0AR



**Caldotec**  
**Architectural**  
design

27<sup>th</sup> July 2017

## ACCOMPANYING STATEMENT

Due to technical detailing of the first floor, rear-facing balcony guarding, it has become necessary to submit an additional Full Planning Application for the works to Stafford Cottage. The scheme has already been approved on 10<sup>th</sup> August 2016 in Application WA/25/16/PL and subsequent Discharge of Condition Application for conversion of the pre-existing two flats into a single family home which better matches the surrounding area. In light of the previously approved Application, we are applying for a free resubmission of the documents to be validated before 10<sup>th</sup> August 2017, with detailing of the balustrade included.

The proposed drawings submitted in WA/25/16/PL showed, at 1:100 scale only, a singular glass balustrade around the proposed master bedroom's balcony. The height and opacity of the installed balustrade remains as per previously submitted and approved, but it has become necessary to detail the balcony as per the attached photos and 1:20 technical drawings. The glass is toughened 10mm and is stain finished for opacity to the sides. The rear-facing glass panels at the reduced height which look only into the private garden of the host dwelling are clear glazed.

Additionally, there was only one condition requiring further approval from the originally approved Planning Application. This was to review external finishes for the walls and roof of the development which are, and have already been approved to be:

| Component | Existing                     | Proposed                                                                                                                     |
|-----------|------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Wall      | Red brick                    | Ground floor to be light grey painted render<br>First floor to be Durasid Siding 333 weatherboarding in dark grey (RAL 7016) |
| Roof      | Dark brown concrete pantiles | Marley Modern Roof Tiles – Smooth Grey                                                                                       |

**Russell McCourty ACIAT**  
Acting as Agent on behalf of  
**Mr Matt Godwin**





