AWDM/0033/14

architectural & quantity surveying services

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Mr G. Peck
Planning Department
Adur & Worthing Councils
Portland House
Richmond Road, Worthing
West Sussex BN11 1LF

Our ref:

Date: 13th January 2014

Dear Mr Peck

21 Kingston Lane, Southwick

Please find enclosed a full planning application for a pair of semi-detached houses to replace the existing chalet bungalow at the above-mentioned address.

You may remember that prior to Christmas the client, Mrs Val Roberts, sent you an e-mail and attached an initial sketch (copy attached) showing a pair of semi-detached houses. The proposal was to demolish the existing chalet bungalow, which is in a very poor state of repair and replace with similar 2-storey dwellings that are sited to the south of the plot. You suggested in your reply that in principle the provision of a pair of semi detached houses would be acceptable however you were concerned about the relationship to the larger chalet bungalow to the north.

The client has asked me to look at the overall height of the dwellings and to reduce the bulk in order to fit comfortably with the neighbouring properties. I have therefore revised the design which includes the following:-

1. The ridge height has been reduced by 1.0m.
2. The soffit/eaves height has been reduced by 600mm. The windows on the front elevation will be full height with a dormer appearance.
3. The hip on the side has been increased and the chimney's have been removed.
4. A cat slide roof has been included at the rear with a full-length dormer to provide a chalet type design.
5. Parking for 2 vehicles.
6. A bin and cycle store.
7. The design includes details from the neighbouring properties. For example, a chalet style rear appearance, mock tudor, tile hanging, dormers etc.

We feel that the new design now provides a natural step from the line of large chalet bungalows to the north up to the 2-storey houses to the south. The current chalet

bungalow is very small in comparison to the chalet bungalow at No. 19 and therefore unbalances the street scene. We believe the new proposal will enhance the street scene and provide 2 family homes that will benefit the local community.

If you should require any further information or would like to meet on site then please do not hesitate to contact me.

Yours sincerely

[redacted]

Carl Moore