ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN
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Design and Access Statement

A Planning Application for minor amendments to Planning Permission: ADC/0340/10

Introduction

Planning Permission ADC/0340/10 is a development which comprises the demolition of the existing building (3 flats) and erection of a pair of semi-detached 3 bedroom, three storey houses with integral garages.

All of the criteria that the Planning Department would usually consider as part of a Planning Application has been considered for this development and found to be acceptable under the current consent. This application is for the minor amendments to the current Planning Permission. The amendments are:

1. The removal of the 'firewall' between the 2 properties at roof level.
2. The addition of flues within the roof for the wood burning stoves.
3. The addition of a roof light within the flank elevation hipped roofs.
4. The addition of a window with obscure glass to the side elevation.
5. The revision of the materials to the flank elevation from timber cladding to brickwork.
6. The increased height of the eaves height to the flank elevations by 260mm.

In most Design and Access Statements the following topics are usually considered:

Amount of development
Economic Statement
Layout
Refuse/ Recycling Collection Strategy
Scale
Landscaping
Appearance
Materials
Use
Access
Sustainability
Flood Risk Assessment Statement
Appraisal of context

We would like to address the amendments only as follows:

1. ***The removal of the 'firewall' between the 2 properties at roof level.***
   The firewall has been omitted above the roof as the parapet wall detail can be built simpler and will result in an architecturally more attractive roof.

2. ***The addition of flues within the roof for the wood burning stoves.***
   This is a technical issue: the flues for the wood burning stoves need to be higher than the ridge. The use of alternative fuels is supported in Planning Policy.

3. ***The addition of a roof light within the flank elevation hipped roofs.***
   This is to give natural light over the staircase and will not result in any overlooking of neighbouring properties.

4. ***The addition of a window with obscure glass to the side elevation.***
   This is to give natural light to the kitchen area and will not result in any overlooking of neighbouring properties.

5. ***The revision of the materials to the flank elevation from timber cladding to brickwork.***
   This is a technical issue because of the steelwork which supports the cantilevered front bay to the front elevation. By changing the material to brickwork an awkward junction of the steelwork to block work is avoided.

6. ***The increased height of the eaves height to the flank elevations by 260mm.***
   The eaves has been raised so that a uniform height is maintained to the underside of the eaves. The roof as per the amended design is more buildable and less fussy than the approved design. The increased height of 260mm is negligible and will not have a negative impact on the neighbouring properties.

The application drawings are:

Proposed Plans	283/10A
Proposed Elevations	283/11A
Proposed Sections	283/12A

None of the amendments would have a negative effect on the quality of architecture or the surrounding properties. The main design feature: a cantilevered front timber clad mono pitch bay to each property has been retained as part of the amended design and therefore we commend these amendments to the Local Authority.

Design and Access Statement written by

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