Supporting notes following pre application consultation meeting with Peter Barnett.

Following our consultation with Mr Barnett and based on our discussions we have introduced the following into our application:

Barn ends to soften the impact of the roof and to match neighbouring properties in Kings Walk

Rear dormer – centre room has been recessed to break up the line of the rear dormer in keeping with size and style of our immediate neighbours' permitted development rear dormer (4 Kings Walk)

We have included a street scene sketch and existing street view from Google again as suggested by Mr Barnett showing a reasonable distance on either side to our neighbouring properties and also showing the neighbours properties to be wider than our own. It is important to recognise that the existing ridge level will be maintained. There will also be no change to external ground levels.

We also discussed positively that the rear dormer and hip to gable were permissible within permitted development and we could apply velux windows to the front elevation. However, example drawings of this shared with Mr Barnett showed the design to be ungainly and not sympathetic to the locality owing to the large roof area and small velux contrast.

In my meeting with Mr Barnett we looked at photos of many Shoreham Beach bungalow conversions with three dormers on the front elevation showing it to be a common design theme on the beach and in keeping with the local diversity. Whilst our side of the road are predominantly bungalows, with roof conversions, the opposite side of the road are three storey blocks of flats and some detached two storey properties. There is also a church and a church hall and a children's home all of which are more dominant features of the road. Even within the bungalows there is much diversity.

We discussed positively that in contrast to my neighbours rear dormer, ours would provide a perimeter of pitch roof on all sides, maintaining the bungalow aesthetic.

We also discussed positively that the front dormers broke up what could be a very large roof on the front elevation but again maintained a large area of pitched roof between, above and below each dormer and again to the perimeters. I brought along drawings showing velux roof lights instead of dormers. These did not look right on the elevation due to the small glazed area available between internal wall and ceiling levels. The dormers not only provided a pleasant external feature but are key to the internal spacial arrangement especially to head room in bedrooms, bathrooms and the stairwell as can be seen on the floor plans.

Again, unlike our neighbours on both sides, we have chosen not to extend the footprint of the property (bar a minor amendment to accommodate the new front entrance).

Finally materials wise the proposed roof tiles will be Redland mini stonewold or similar like 4 Kings Walk. All elevations and dormers will be clad in Marley cedral weatherboarding or similar.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0775/15
DATE VALID	22 MAY 2015