

**Submission to Lyme Regis Town Council as Landowner
Request for Permission to Replace Existing Chalet –
Number 50, Ware Cliff, Lyme Regis**



**Submission by: Paul & Claire Proudley
Chalet Owners
May 2023**

Contents	Page
1 Introduction & Background	3
2 Proposed New Chalet	5
3 Summary & Concluding Comments	7
Appendix 1 - Location Plan	8
Appendix 2 - Annotated Photographs	9
Appendix 3 Aerial Photograph	12
Appendix 4 Sketch Plans of Existing & Proposed Chalet	13

Submission to Lyme Regis Town Council
Request for Permission to Replace Existing Chalet - Number 50
Monmouth Beach Road, Lyme Regis

Introduction & Background

1.1 The Chalet No: 50 Ware Cliff, is on a site located immediately above the Monmouth Road car park and Lyme Regis Bowling Club was constructed in 1958 and is therefore of some age. The property suffers from damp and some rot in the timbers, and it is therefore proposed that this should be demolished and replaced with a new chalet, very similar in nature to that which is existing, but slightly enlarged, maximising the space available on the plot. The chalet is owned by Paul & Claire Proudley and is on the long lease from the Lyme Regis Town Council; hence the need to request the Town Council's permission at the outset.

1.2 The location of the chalet is shown on the plan in **Appendix 1** and the photographs in **Appendix 2** illustrate the form of the existing chalet and its location. Relative to other nearby chalets, Number 50 has the benefit of being at the end of a row, and therefore its close relationship with other chalets is generally restricted to that to the immediate west and to the north.

1.3 Superficially, the chalet looks in good condition and indeed, it has been refurbished and well maintained by the present owners since they purchased it some 7 to 8 years ago. Nonetheless, it does suffer from the problems highlighted above and in addition, due to the complete lack of insulation, it does not meet modern standards nor does it meet current building regulations. It is therefore proposed that as well as modest enlargement, the new structure will comply with these requirements, adding to its sustainability and carbon reduction credentials. Photovoltaic cells will be installed on the new, west facing roof slope.

1.4 The existing chalet extends to some 27 square metres and internally has a lounge/living area, a small kitchen, bedroom and small WC/shower room. One of the problems with the chalet is the bedroom is so small that the bed has to extend out, effectively into a cupboard, located within the lounge area, to allow for sufficient leg room.

1.5 The aerial photograph showing the existing and proposed footprint of the chalet, together with sketch plans of the proposals is provided and included in **Appendix 3 & 4**. These show the extent of the existing footprint, as well as that of the proposed additions to

the north and east, so that the new footprint will extend to 32 square metres representing an increase in just 5 square metres, or 18% .

1.6 As will be seen from the photographs in **Appendix 2**, the floor level of the chalet extends some 1.2 metres above the road level, with steps leading up to the front door. This raised floor level also maximises the opportunity for views.

2 Proposed New Chalet

2.1 As noted above, the new chalet will be broadly the same as at present so will be 'like for like' but will include some new design elements.

2.2 It is proposed that the entrance to the premises will be from the eastern side of the chalet, where there is already an entrance door. This will lead into the new kitchenette. This arrangement and the removal of the existing steps at the front of the chalet will enable a balcony to be provided on the front elevation, maximising the aspect towards the sea, as can be seen from the sketches. It is proposed that this front elevation will be glazed with sliding patio doors leading onto the new balcony. The chalet will be set back into the site to allow for this balcony, so that it is still within the plot boundary.

2.3 In order to provide sufficient headroom within the building. It is also proposed to lower the floor level by some 300 mm, to 900mm above road level, with the living area, being open up to the eaves and rafters, but with appropriate roof insulation to meet current standards.

2.4 Importantly, there is no proposal to extend the height of the building, so that the amenity of and aspect from the property at the rear, known as Pincers, will be retained as a present. It is however proposed to move the chalet back from the road at the front by 500mm and extend it to the rear by 1000mm, taking advantage of the area of grass on this side.

2.5 Internally, the arrangement will be similar to that at present, but will maximise the use of the space available by providing a lounge and kitchenette in the general position of the existing, but with a door leading from the kitchenette into the bedroom, which will then lead into the WC shower room. As noted above, the entrance to the premises will be from the eastern side into the kitchenette and the front entrance terminated. This also makes for a more efficient internal layout with fewer doorways, so more usable wall and living space.

2.6 This proposal therefore represents an improvement to the chalet, with a provision of a new building that will not only meet the requirements of the owners, but will also meet insulation and other important building regulation standards that are now required with any new development.

2.7 As can be seen from the photographs in **Appendix 2**, the front elevation of the chalet comprises two large windows at the side of the central entrance door, with a set of steps leading up from the roadway.

2.8 At present, externally, the chalet is comprised of a red brick base and plinth, with blue painted, wooden timber cladding, and extensive glazing, with a pitched roof with an old felt covering. However, to improve the situation and quality of the new building, it will be built of wooden frames and have Cedral type horizontal shiplap, marine-blue cladding, which will be similar in colour to the existing chalet. It will be built to meet the latest building regulations, with insulation within the walls, ceiling as well as underfloor. Triple glazed patio door/windows will be provided onto the balcony, for good insulation.

2.9 The pitched roof will follow the current form and height, but with a more robust, zinc profiled material, similar to that provided in other nearby refurbished chalets and this will have photovoltaic cells on its western slope. This design and these materials will ensure that the chalet is based upon and compatible with both the existing chalet and with others nearby.

2.10 Taking advantage of the height of the floor above ground level will be a small area of underfloor storage useful for beach equipment and paraphernalia.

2.11 It is submitted therefore that this modest proposal will result in an improvement to the overall site and the permission of Lyme Regis Town Council to proceed with the scheme is therefore requested.

2.12 Clearly, until such time as the Town Council's permission has been granted, no planning application will be submitted. It will however be beneficial when submitting the application to be able to state clearly at the Town Council, as landowner, is supportive of the proposals and the overall design approach that is now put forward.

2.13 It is important to emphasise that the owners who live nearby close to Yeovil, regularly come to the chalet on weekends and during holiday periods. They are committed to the

chalet and this project for the long term, so as to provide an improved chalet for the benefit of their children and future grandchildren.

2.14 There is absolutely no intention to let out the building to third parties. This has not been done in the past and will not be done in the future. The investment in this chalet is therefore seen as one of a family commitment for future generations. It is hoped therefore that the proposal will receive the support of the Town Council.

3 Summary and Concluding Comments

3.1 It will be seen that the nature, design, scale and general mass of the new chalet will be very similar to that which is existing, but with enhanced visual appearance, modern materials and sustainable construction. It will therefore overall be a significant improvement over the present chalet, will sit comfortably on the site and have a good relationship with adjacent chalets; both to the west and north.

3.2 It will not be intrusive or damaging to the visual amenities of the site overall and when viewed from Monmouth Road and associated car parks and the Bowling Green, it will not be dominant, but will be seen as a significant visual improvement. This will represent a good investment in the chalet site and on the Town Council's freehold land.

3.3 The building design and its construction will be undertaken by local contractors, thereby supporting local employment and the economy. Generally, as noted above, the owners are regular visitors to Lyme Regis and their family, and they and their family plan to continue to do so for many years to come.

3.4 Detailed plans will be prepared for the planning application, together with the Planning, Design and Access Statement and a biodiversity/bat survey. Clearly the Town Council will be consulted on the application by Dorset Council, in the usual manner.

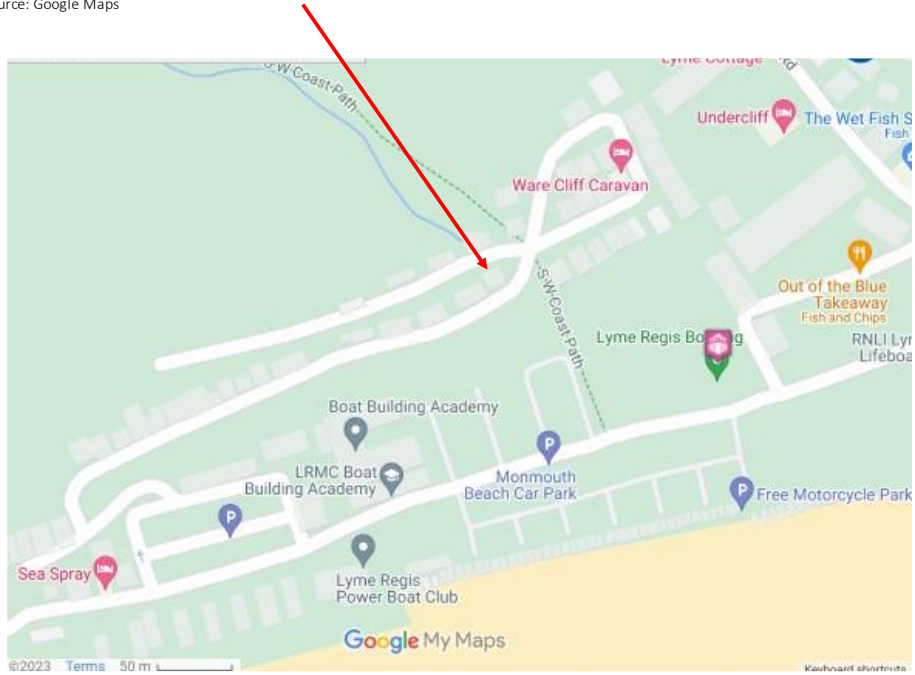
3.5 A response to this request to therefore sought at the Council's earliest convenience. Many thanks for your consideration, but if any further information is required at this stage, please contact:

**Paul & Claire Proudley Tel: 0797635331 paul@moorlandenterprises.com or
Steve Rawlins Tel: 07973490228 monkrawlins@btinternet.com**

Appendix 1 Location Plan

Chalet No:50 Ware Cliff

Source: Google Maps



Appendix 2 – Annotated Photographs

Photograph of No 50 from Public Car Park



South & East Elevations



Rear North Elevation



Chalets to Side & Rear



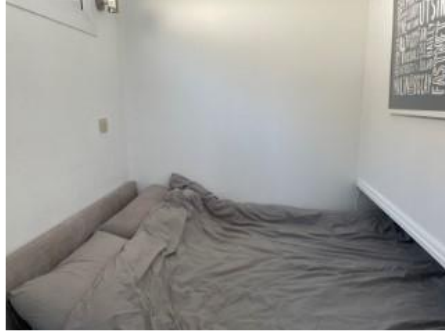
West Side & Location of Damp & Rot



Living Space & Kitchenette



Bedroom & WC/Shower



Proposed Cladding & Roof Materials for New Chalet



Appendix 3 - Aerial Photograph & Sketch Plans

Aerial Photograph Showing Current & Proposed Footprint of Chalet



Appendix 4

No: 50 Chalet - Ware Cliff Lyme Regis – Existing & Proposed Layout Plans

Existing

Proposed

