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To: Stuart Corbey
Cc: Planning.Responses
Subject: LU/182/18/PL

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The proposal is for the demolition of the existing structure and its replacement by a much larger development. The existing street facing building is single storey and reflects some of the main characteristics of the neighbouring flint building; a small scale, simply constructed structure.

The area is characterised by properties with pitched roofs, and rendered and brick elevations, fronting directly on to the pavement. The buildings immediately adjoining the site appear to be mostly two storey in height.

Many of the nearby or neighbouring buildings have been identified as Buildings or Structures of Character, and are therefore heritage assets for the purposes of the NPPF. The most notable building is the drill hall which immediately adjoins the site, and plays a significant role the street-scene. Development in this location should consider the impact upon this building.

The proposed building is substantially different from the existing structure in terms of appearance and height. There appears to be an excessive amount of glazing present, which is not necessarily characteristic of the area. As a consequence, it is considered that it would appear dominant on the street-scene, and would affect the setting of the cadet building.

Reference is made to the fact that the proposed development is similar in appearance to a recently approved scheme in the local area. However, any proposed development should reflect the established characteristics of the site and the immediate area (i.e. the existing, and not the proposed features), and not an unimplemented planning application.

As a consequence, there proposed development is not capable of support as currently prepared.

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