

## **Planning Design and Access Statement and incorporating Planning Application Summary**

To support application for:

**134 Elmer Road, Middleton on Sea, PO22 6HZ**

July 2018



View of the south elevation

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## **1.00 Introduction**

- 1.01 This Statement is submitted in support of a planning application to demolish the existing building on the site of 134 Elmer Road, namely a detached two storey dwelling, and replace it with a larger modern dwelling more fit for purpose. The proposal includes off-street parking for two vehicles and a dedicated bin store.
- 1.02 This Statement comprises a Design and Access Statement in accordance with the Town and Country Planning requirements and incorporates the Draft Planning Obligation statement, outline of bin storage and parking proposals.
- 1.03 The main material planning considerations for this proposal are the potential impact of the development to the amenity of the local neighbours and the impact on the character and appearance of the local area.
- 1.04 Prior to submission of this application guidance was sought from the Local planning authority in the form of an Application for Pre-application advice. The written response from this application (ref: PAA/3/18/) has informed this application.
- 1.05 In preparing this application regard has been had to the Arun District Local Plan planning policy documents.
- 1.06 The application is supported by all the requirements listed in the National Validation Requirements list.
- 1.07 The application is also supported by the following additional documents:
- Flood risk Assessment
  - Foul and Surface water drainage Statement
  - Street scene (as part of the drawings)
  - Tree Survey and Arboricultural Report

## 2.00 Site location - Appraising the context

- 2.01 The site is located in a built up area of Elmer in Middleton on Sea, a town situated on the south coast of England to the east of Bognor Regis.
- 2.02 The area is well served by roads, being close to the A27, a main arterial road running east-west along the south coast and equally spaced between the start of the A24 and A3(M) running north into London.
- 2.03 The site is located with 5km of Bognor Regis and Barnham train stations giving good connections into Chichester and Worthing and on.
- 2.04 The site is generally level. However there is a 1m high man-made bund along the southern boundary, with the beach lying immediately on the other side. The existing property has an elevated ground floor, as does the neighbours at 132 and 136, and it can therefore be presumed that both these measures have been adopted to protect against possible flooding from the sea in extreme conditions.
- 2.05 Various off-shore defences have been constructed in the last 10 years along the stretch of coast in front of the site. These are presumably additional anti-flooding measures.
- 2.06 The existing property is a single storey bungalow, with elevations of white painted timber weatherboarding. The single gable roof is pitched and hung with slates. The south facing elevation, with two windows and a door leading out onto a timber deck, from where there is a central gate and steps leading immediately to the beach. The north elevation has smaller windows each side of a central front door, which is accessed by a flight of external steps. The windows are all white plastic double glazed units with some top hung opening sections, and main doors front and back are also uPVC.
- 2.07 Internally the rooms are generally small with low ceilings. The main living room runs across the width of the south elevation, and a small galley kitchen occupies the north-east corner. Various bedrooms are arranged around a narrow central corridor leading from the front door to the living room, all being small and cramped.
- 2.08 The condition of the existing building fabric is poor. The external elevations are in need of repair to extensive areas of the timber cladding, and all elevations are in need of decoration. The pitched roof has been temporally patched where slates have slipped in various areas and sections of gutter are missing, and there is visual evidence of main frame and purlin sagging.
- 2.09 Internally all the rooms are in need of updating, decoration, and all need new carpets. The kitchen and bathrooms are in need of total modernisation.

## Bio-diversity Conservation Assessment

- 2.10 In making this application we have down-loaded and filled in the Bio-diversity check list from the Arun DC website. We attach this as an addendum to this document.
- 2.11 There is no evidence of any of the listed species being present on the site nor does the site have any structures with high potential to support any of the species. Therefore we have not felt it necessary to commission an additional survey at this time.

## Flood Risk Assessment and Foul & Surface Water drainage Assessment

- 2.13 We have checked on the Environment Agency website and see that the site falls outside any area of specific flood risk area, as shown on their Planning Flood Map.
- 2.14 However due to the coastal location and the existing flood risk measures already in existence on the site (southerly bund and elevated ground floor) we have commissioned a FRA by Simon Jones-Parry Associates Ltd. We attach this as an addendum to this document.
- 2.15 This document also includes the Foul & Surface Water Drainage assessment as required. Also a response to the Lidsey Wastewater Treatment Works requirements.

## Tree survey and Arborcultural Report

- 2.16 The site is mainly laid to lawn for the majority of the site. The Easterly boundary has some small trees and plants along it and the southerly boundary is almost completely obscured by extensive shrubbery.
- 2.17 The proposed work will have no impact on the existing trees but some alterations will be required to the shrubbery on the southern boundary that will result from the proposed redevelopment. Therefore we have carried out a survey of the existing and attach this as addendum to this document.

## 3.00 Planning Policy Framework

3.01 As well as all national planning policy guidance, we have also considered all the relevant planning policy documents set out in the Arun District Local Plan (February 2001). These include:

- GEN 2 Built-up area boundary
- GEN7 The form of new development
- GEN10 Tidal flooding and coastal defences
- GEN12 Parking in new developments
- GEN17 Affordable housing
- ESDSP2 SD SP2 Built-up area boundary
- EDSP1 D SP1 Design
- EDDM1 D DM1 Aspects of form and quality
- EDDM2 D DM2 Internal space standards
- EDDM3 D DM3 External space standards
- EECCSP1 ECC SP1 Adapting to climate change
- EECCSP2 ECC SP2 Energy and climate change mitigation
- EHSP2 H SP2 affordable housing
- EWDM2 W DM2 Flood risk

3.02 We have also considered the supplementary guidance in the following:

- XXX6 Interim affordable housing policy
- NPPF National Planning Policy Framework

## **4.00 Involving the Community**

- 4.01 The proposal did not necessitate involving the community. The neighbouring properties to the east of the site are presently rented, and the owner of 134 intends to consult with the landlord of 136 and 138. Likewise with the two properties at 132 Elmer Road, which have recently been sold since their recent build completion and are now occupied.
- 4.02 Early consultation was undertaken with Arun DC planning department which led to our application for Pre-Application Advice (your ref: PAA/3/18).
- 4.03 We have taken on board the majority of the comments expressed in the Pre-application response letter; however we are keen to maintain the modernist integrity of the replacement house and differ very slightly with the opinions expressed by the Planning Officer in the 3rd April response letter with regard recommended 20's style curved elements for reasons given in section 7 of this report.

## **5.00 Planning History**

- 5.01 We have checked the planning history on the local Authorities' planning archive and have not found any applications for 134 Elmer Road since the archive register date of 1987.
- 5.02 It is quite clear from the condition of the house that no work requiring either Planning permission or requiring a Building Regulations application has occurred since that date.

## 6.00 Project Brief / Design Aims

- 6.01 The house has been owned by Mr and Mrs Martin for four years. They bought the place originally as a holiday home, and they bought it from a man who owned a number of houses in the district who rented them out as holiday homes. However, Mr and Mrs Martin are keen to move to the area permanently, and are prepared to invest a considerable sum of money to demolish the existing house and build a property worthy of the site, location and neighbourhood of a suitable size for their extended family.
- 6.02 The existing property is small and poky, with low ceilings, small rooms, and constructed in low grade materials. Parts of the building are showing signs of structural decay, noticeably the timber frames that support the roof, and the weatherboard cladding needs constant maintenance exacerbated by its immediate location and exposure to the seaside elements.
- 6.03 The property has a prime location but is let down by the poor quality of the building on the site. No 132 immediately adjacent has been very recently rebuilt with a pair of two storey properties in a semi-detached format, using modern non-degenerating weatherboard cladding, balconies overlooking the sea at first floor level with glazed balustrades, and the whole raised up a metre or so to minimise flood damage in the event of a sea surge.
- 6.04 There is a general trend to improve the housing stock in the local area generally, and it can only be a matter of time before nos. 136 and 138 will be redeveloped, as they will be the last two properties along that particular seafront of a bungalow style remaining.
- 6.05 Our proposed scheme therefore opts to demolish the existing building entirely and in its place we propose a new two storey house in a modernist style. There have been further refinements to the proposals since our Pre-Application submission (PAA/3/18) which was generally well received by the Council's Planning Officer.
- 6.06 Our proposed new scheme shows a modest increase in development size. We feel that the site is large enough for this increase and we hope that our proposal demonstrates this. We have used the Amenity Space Provision and Internal Room Size schedules found in the relevant planning police documents as guidance for our new scheme.
- 6.07 Other key factors that have informed our design are as follows:
- Character of the area and townscape.
  - Continuity of street frontages and enclosure of public and private spaces.
  - A sense of place and a clear idea of the character of the area including features and landmarks that distinguish it.
  - Diversity and compatibility of development.

- Character and the compatibility of development in relation to neighbours.
  - The visual impact of the design.
  - Planning history.
  - Setting and orientation of adjacent buildings.
- 6.08 The new building will be constructed to modern building standards, using quality materials, with new fixed building services and systems, vastly improving their energy efficiency.
- 6.09 Arun District Local Plan planning policy document GEN7 calls for all new developments to display *'high quality of design and layout'*. We feel we the new scheme aptly meets this requirement.

## 7.00 Character

- 7.01 The local area has a huge diversity of existing properties with no real consistency to the architectural styles. The immediate surrounding has an especially eclectic mix, one on Elmer Road itself with a house shaped like a boat at one end of the street, and a thatched cottage at the other.
- 7.02 Our preliminary discussions with the planning officer suggested that the Local Authority would prefer new buildings to conform to a perceived 'coastal' style, examples of which are observable in recently completed projects nearby to the site.

## Appearance and Materials

- 7.03 The appearance of the house is intended to be crisp, neat and modern, with a white painted render to all walls, and large elements of glazing on the north and south elevations set into charcoal grey powder coated aluminium frames. Doors will also be in a matching dark grey finish. Materials have been selected to offer the best longevity performance given the corrosive nature of seaside environments.
- 7.04 The new windows will all be timber frame casement with double glazed cells suitable to meet the current building regulation standards and the requirements presented by the exposed nature of the site. The main folding sliding windows on the north and south elevation will be full height aluminium frame sliding-opening doors.
- 7.04 The roof will be unseen from all directions, being a flat roof behind a parapet upstand surround. Drainage will be internal to keep the integrity of the external elevations. There is a large centrally positioned skylight in the roof which will bring natural light directly into the first floor open-plan area, and deep into the ground floor via the open-plan stairwell. We propose photo-voltaic units on the roof either side of the skylight, which in turn will be concealed from external view by the perimeter parapet upstand.
- 7.05 The full width balcony at first floor level will have a frameless glass balustrade surround, and on the west side there will be a lightweight open tread stair in galvanised steel leading from the balcony to the ground floor deck. This deck exists currently, but will be rebuilt and adapted to suit the new arrangement.
- 7.06 Glazing to east and west (side) elevations will all be in obscure glass, or at first floor level, starting at 1500mm above FFL so that neighbouring properties are not overlooked. The north side has vertical glazing that is intended to provide a strong statement to arriving guests, linking both first and ground floor rooms and suggest the open plan internal arrangement, with transparency right through the house to the sea beyond at first floor level. The front door is centrally positioned in the north elevation and is accessed via a double aspect stair from the garden level.

- 7.07 There is full width glazing on the south sea-facing elevation at first floor level, with full-height sliding-folding doors leading onto the full width balcony, so that the whole house at this level can be opened up to the seascape. Glazing at ground level will consist of a pair of wide patio doors, which will open directly onto the deck, these being doors to bedrooms.
- 7.08 Please see our Beach Front Elevations drawing T580-109 which shows the 'street scene' (or the 'beach scene' in this instance) of the proposed building in context with the others along that stretch of coast.

## Scale and Layout

- 7.09 Arun District Council Planning Policy document D DM2 gives guidance on minimum internal space sizes to meet the requirements of all occupants and their changing needs. We have looked at this and used its 'best practice' recommendations when laying out the internal room sizes of our proposed new buildings.
- 7.10 Arun District Council Planning Policy document D DM3 gives guidance on minimum external 'private amenity' (garden) sizes to suit the external areas of the site. We have also used these recommendations when considering if the site is large enough to support the larger development we are proposing.
- 7.11 We have drawn up a schedule of sizes on our Floor Plan drawings T580-104 and 105 as Proposed for your comparison. You will also note that we have exceeded the external space that is required, the rear garden being over 100m<sup>2</sup>.
- 7.12 We have provided generous deck areas to the southerly (beach facing) elevation which will further improve the external amenity space. The Planning Policy document D DM3 states that *back gardens, roof terraces and balconies* can be considered as external amenity spaces. If the areas of these are added to the garden areas we are well in excess of the minimum areas required.
- 7.13 The recommendation of the Flood Risk Assessment is to retain the feature of the raised ground floor as this is *essential* to the assessment being positive. We have therefore retained this feature and have provided access into the space below the ground floor at one end of the building for maintenance and storage.
- 7.14 We have opted for the slightly unusual arrangement of situating the living room on the first floor. The first floor area is completely open plan with a galley style kitchen down a portion of the west side of the room, and a boiler room and WC opposite on the east side. The two sides are linked by a 'bridge' which floats across the entrance lobby/hallway at ground floor level, this being set back from the north side of the room to maximise transparency both internally and from the exterior.,
- 7.15 The central staircase arrives at first floor level towards the south end of the room rising through another open well, into the main living area of the scheme, which

opens through the sliding/folding glazing onto the balcony, and taking advantage of the fantastic views afforded by being located directly on the beach front. Each corner of the south elevation has a discreet oriel window which allows lateral views to south west and south east, without overlooking the neighbours.

- 7.16 The ground floor is given primarily to bedroom accommodation. There are two smaller double bedrooms on the north elevation, a family bathroom and toilet on the west side and a utility room with an external door that allows access down the west side to the south-facing deck. This door has an extended cantilevered flat roof over it allowing the provision of an external under-cover shower for bathers to shower-down before entering the utility room.
- 7.17 The east side has a small store cupboard and an en-suite shower room to the larger of the two large double bedrooms, these being arranged across the south side of the house. These bedrooms have double patio doors leading directly out onto the deck. All rooms are accessed off a wide lobby/hallway from which the open plan stair rises centrally to the first floor. There is a total of four bedrooms.

## Impact on neighbouring properties

- 7.18 Whilst the house proposed is undoubtedly modernist in style, the large balcony, deck, glazing on north and south elevations, frameless glass balustrades, external stairway etc all have strong nautical references. The houses in the immediate area are of very varied design, the quality in many cases leaving much to be desired. Mr and Mrs Martin are very keen to try to improve the immediate area by their example.
- 7.19 Whilst it has been suggested that "the use of more '20's' style curves" might soften the potential austerity of the building, we cannot find any good examples of an Art Deco style in the immediate vicinity, though there is one house someway further up the road to the east, which is not of a particularly high quality. We believe a crisp modernist style is likely to create a stronger building style than a potential pastiche of a retrospective style in this context.
- 7.20 We have tried to minimise the 'overbearing effect' on the neighbouring buildings at 132 and 136 Elmer Road. Whilst the line of the rear (north) elevation extends a little further into the site than the original building, the building line is commensurate with that of 132 Elmer Road, as is the southern elevation. The overall height of the building will be below the ridge line of the new houses at 132 Elmer Road.
- 7.21 The proposed new building is now pulled slightly further away from the easterly fence line, sitting further into the site giving a tapering 2.2 metres reducing to 950mm gap to the boundary fence. This is a small general increase in distance overall from the existing building.

- 7.21 The revised orientation of the roof ridge line (now north-south not east-west as before) now pitches away from the boundary with 134, which will further reduce the over-shadowing effect on the neighbour.

## Highways transport and Parking

- 7.22 The site is accessible by vehicle down a short drive off Elmer Road. The drive offers access to the back of the site and is shared with the neighbours at 132.
- 7.23 We have provided parking on the site for two vehicle spaces as set out in the Standards of Parking Provision for Residential Development, in appendix 2 of the Arun District Council Local Plan.

## 8.00 Lighting Assessment

### Existing

- 8.01 The existing property has a number of existing external lights fitted to the elevations, front and back. There is a bulkhead light fitting affixed to the porch and a PIR activated halogen flood light fitted at eaves level covering the rear garden.
- 8.02 The site is off the main road down a short drive (which is shared with the neighbouring property 132 Elmer Road) and as such does not benefit from any community street lighting.

### Proposed

- 8.03 The front door will have downward directional lights to illuminate the double aspect stair which will be activated normally by motion-sensory PIR, but can be manually overridden if guests are expected. The side door will have a concealed downlighter embedded in the cantilevered canopy, active by PIR or manually switched.
- 8.04 The car parking area and garden path we propose to light with several low level bollards with 'eye-lid' hoods to control the upward spill of light. The locations will be chosen to direct the light into the site and reduce the impact on the neighbours.
- 8.05 The south (beach) facing deck and balcony will have a combination of downward facing ceiling mounted lighting and low-level bulkhead fitting with downward directional light louvers.
- 8.06 There will be no high level external lighting or flood lights proposed either on the building or on lighting poles.
- 8.07 All external lighting will be controlled on a timer circuit with photo-cell switch-on at dusk and timer switch-off, no later than 11:00pm. There will be PIR override on the porch fittings and a duration timer and auto shut off at times after 11:00.

## **9.00 Community Safety**

- 9.01 The proposal has no adverse implications for crime and disorder and accords with National Policy guidance.
- 9.02 The development is sited such that its construction will not compromise the security of the site or expose it to unwarranted criminal activity.
- 9.03 The building will be designed to maximise safety and security in design, particularly by retaining lockable windows and doors, good visibility and security across the front and rear of the property.

## 10.00 Environmental Sustainability

### Siting and Design Orientation

- 10.01 The siting of the proposed is restrained by the confines of the site and therefore this factor held little influence for enhancing energy efficiency. This said the principle elevations are facing almost exactly due south so this orientation is good.
- 10.02 Orientation is important for buildings which can make efficient use of solar heating and lighting. The capture of solar gain has been maximised by orientating the main glazed elevations of the building almost exactly due South. Using dense materials in construction will enable the building to absorb heat during the day and release it slowly at night. As can be seen from the drawings, full height windows on both first and ground floor will allow light to penetrate the building in to the main living room to assist on providing a natural source of light and heating.
- 10.03 The room layout of the building allows the southern elevation to source light into the primary rooms of the building. Other rooms further back into the building will benefit from easterly and westerly facing windows and the large roof light above the first floor.
- 10.04 The important energy factor is the large area of usable flat roof which affords considerable space for a number of PV solar panels. These will be visually concealed behind the parapet upstand all round the roof, but which will also provide weather protection from lateral winds etc. The PV's are accessed from the living area via a roof hatch. We estimate that PV provision will provide a minimum of 15 kw's of power, some of which will be available for recycling into the National Grid.

### Materials and Waste

- 10.05 The new development hopes to reuse as much of the existing waste brick & block waste material generated by the demolition therefore minimising the extent of new hard-core material being required. All other suitable waste material will be re-used on site or re-cycled as far as possible.
- 10.06 The new elevations will be a silicon render system over an external insulation and blockwork. The aggregate blocks used in the wall construction will contain significant amounts (up to 80%) of recycled materials in their manufacture and have long life expectancy and good standards of recyclability.
- 10.07 Ground and first floors will be formed by poured concrete, negating the need for large elements of steelwork high level. Wood products such as floor coverings will be sourced from sustainably managed forests and procured according to the Pan-European Forest Certification (PEFC) standard, manufactured with low energy and emissions and are a renewable and recyclable raw material that absorbs carbon dioxide from the atmosphere.

- 10.08 The glazing used in the elevations will be aluminium framed window systems, with double glazed units being used throughout.
- 10.09 Aluminium is environmentally friendly as it is extremely durable and has very low whole-life costs. More than 50% of the energy used in aluminium production comes from hydro-electric schemes. Vast amounts of aluminium are recycled (up to 92-98%) as it is extremely cost effective to reuse as re-smelting old aluminium saves up to 95% of the energy needed to produce new product.
- 10.10 Glass used in the windows is a sustainable product with very good durability a long life expectancy. Large amounts of glass are recycled in the UK each year with the material finding its way into all areas of the building industry.
- 10.11 The new roof will be covered with a breathable roofing membrane and a roofing Sarnafil type product. These have a low embodied energy and long BBA Certified life expectancies in excess of 25 years.

## Bin Storage and Recycling

- 10.12 We propose to include a dedicated bin stores for this property, which will have space provision for both a general 'black' bin and a recycling 'red' bin, as well as others used locally.

## Efficient re-use of water

- 10.13 We are investigating the integration of a grey water system into the development to be used to flush the WCs and run the washing machine.

## Other means of reducing energy consumption

- 10.14 There will be integrated opportunities for recycling in particular wastewater recycling and wastewater minimisation methods in toilets, sinks, showers and baths such as spray taps and low flush WCs. Rainwater collected for irrigations of the landscaping will help reduce the likelihood of run-off from the roof.
- 10.15 Other energy saving technologies will include insulation above Building Regulations standards, high standard glazing, energy efficient light fittings and Grade A appliances will be installed.
- 10.16 We have considered possible Renewable Energy that could be applied to this project and see the following possibilities:
- PV (photovoltaic) panels roof mounted providing electricity – see previous statements
  - Heat pumps (ground or air source) providing space heating.

## **11.00 Accessibility**

- 11.01 The site is generally level and will continue to be so after the proposed development.
- 11.02 Access to the building will be via a short flight of (double) steps up to the raised ground floor level. There is another flight of steps internally giving circulation from the ground floor to the first floor. There is also an external stair on the southern elevation. The steps have been designed to be suitable for 'ambulant' disabled use with risers no greater than 170mm high and goings of 280mm. The stairs will have a suitable hand rails on both sides, along the whole flight.
- 11.03 The building has been designed so that additional measures such as a mobile chair lift can be added at a later date by an occupier to suit their needs.
- 11.04 Once at either the ground floor or the first floor level, the floor is then consistent from one end of the building to the other, including out onto the southerly deck or the balconies at first floor level, giving free access throughout.
- 11.05 All door widths have been designed with clear internal widths to suit ambulant disabled use. The layout and heights of all sockets will also suit ambulant disabled use.

## 12.00 Summary and Conclusions

- 12.01 Preparation of this application has been informed by the aims and objectives of design considerations of the site and locality and those contained in national policy guidance and the development plan and supplementary Planning Guidance.
- 12.02 The application arises from a desire to enhance the quality of the building on the site. To this end, a Pre-Application was submitted, reference PAA/3/18 and a generally positive response received in an advice letter dated 03 April 2018.
- 12.03 The main material planning considerations for this proposal are identified as the potential impact on the neighbouring buildings and the character and appearance of the local area.
- 13.04 The documentation accompanying this application demonstrates that these issues have been fully considered as follows:
- The proposal improves the current situation in terms of the quality of the buildings on the site.
  - The proposal is considered to be of a suitable scale to meet the requirements set out in the planning policy guidance.
  - The ecological survey check list shows that there is little possibility of any protected species being affected by these proposals.
  - The Tree Survey and Arboricultural Report shows that there are no lasting implications to the site's existing flora and fauna as a result of these proposals.
  - The Flood Consequence Assessment demonstrated that no impact arises as a result of the proposal and that the new building will be detailed and constructed so that its ground floor and services are resilient to flood damage.
- 12.05 It is thought that by taking all these factors into account then planning permission can be granted for this development on its individual merits and accordance with the development plan.

## **13.00 Appendix and Planning Application Summary**

### **13.01 Appendix:**

- Affordable housing unilateral undertaking
- Flood Risk Assessment
- Foul and Surface Water Drainage Statement
- Tree Survey and Arboricultural Report

### **13.02 Planning Application Summary:**

- Completed application form
- Certificate of ownership and Agricultural Land Declaration
- Design and Assess Statement
- Various appendix documents (see above)
- Correct Fee
- Planning drawings
- Street Scene
- Completed validation check-list
- Completed bio-diversity check-list

## **14.00 Landscaping, Tree Survey and Arboricultural Report**

**14.01** The site is generally rectangular in plan, with close boarded fences on the east and west boundaries. There is a close boarded fence on the northern boundary and the walls of an outbuilding belonging to the neighbour on the north side. The southern boundary is undefined as it is obscured by well established mixed planting, with a gate leading from the property's deck down a path through the scrub and foliage to the beach.

**14.02** The majority of the lawn is laid to lawn, with hard standings for cars set into it. There is a gravel drive leading up to the property which also serves the two houses at No 132 Elmer Road.

**14.03** The intention is to reinstate the lawn following completion of the building works, right up to the new entrance flight of steps to the front door, and create a strip of gravel that leads to two car parking spaces at the north end of the site, and which will also encompass the bin store.

**14.04** The existing plant species are extremely limited to the east, west and north boundaries. Existing species to the southern boundary consist mostly of Tamarix Gallicas (Salt Cedar) and this will not require any cutting back during the works as the construction site is some 3 metres back from the line of planting. Temporary protection will be put in place whilst works to the existing deck modifications are progressed.

- 14.05 Because of the nature of the site, it is not intended to plant any further species on the north side. The garden is small, some of it given over to car parking, and the lap-boarded fence panelling only permitting a shallow herbaceous border. Because of the seaside and windswept location, any planting would need to be hardy, of a climber type which can be restrained by the fence panelling.
- 14.06 The owner therefore intends to do limited planting, and limit the planting in the garden area to shallow borders that will contain a mixture of Firethorn (*Pyracantha*), Abelia (*Abelia Grandiflora*) and Oleander (*Nerium Oleander*) to provide some colour. This will be implemented when the garden area is reinstated following completion of the construction works.

Theatretech – July 2018