

Planning Statement

Site Address: 45 Southdean Close, Middleton-On-Sea, PO22 7TH

Proposal: Two storey front extension, first floor side extension, single storey side extension, two storey side extension, conversion of roofspace to habitable use with rear dormer and installation of 3 x balconies.

Applicant: Mr & Mrs D Holcombe

Agent: JJR Designs Ltd

Date: 17 December 2025



1. Introduction

This Planning Statement has been prepared in support of a revised householder planning application at 45 Southdean Close, Middleton-On-Sea. The proposal seeks to extend and enhance the existing dwelling to better meet the needs of the applicants while ensuring full compliance with local and national planning policy, particularly in relation to scale, design, and residential amenity.

The scheme has been carefully amended following a previous refusal in 2021 (ref. M/2/21/HH), with specific changes made to directly address the Local Planning Authority's concerns.

2. Site Description

The application site comprises a detached residential dwelling located at 45 Southdean Close, Middleton-On-Sea, within an established and predominantly residential cul-de-sac. The surrounding area is characterised by detached and semi-detached dwellings of varying architectural styles, set within generous plots and reflecting a low-density coastal residential character.

The property benefits from a relatively large plot and is well set back from the public highway. To the rear, the site is uniquely positioned, with the rear garden backing directly onto the beach and open coastal frontage. This relationship provides long-distance coastal views and a high level of openness to the rear, with no residential properties immediately beyond the southern boundary of the site.

The neighbouring property of 1 The Jetty lies to the east, with adequate separation distances maintained between the dwellings. The open coastal setting to the rear ensures that the site does not experience enclosed conditions and contributes to the spacious character of development in this part of Middleton-On-Sea.

The dwelling is not listed and is not located within a Conservation Area or other statutory heritage designation. The site lies within an established residential area where domestic extensions and alterations are common and form part of the evolving character of the locality.

3. Planning History and Evolution of the Scheme

A previous planning application (ref. M/2/21/HH) was refused in 2021. The refusal related primarily to two matters:

The scale and height of a roof extension over the garage along the eastern boundary, which was considered to cause significant harm to the residential amenity of the neighbouring property at 1 The Jetty

A first-floor balcony serving Bedroom 4, which was considered to result in unacceptable overlooking and overbearing impacts toward the rear garden of 1 The Jetty

The current proposal has been comprehensively reviewed and revised to address these concerns, resulting in a materially improved and more neighbourly scheme.

4. Description of the Proposed Development

The revised proposal includes:

- A two storey front extension
- A first floor side extension and a two storey side extension
- A single storey side extension
- Conversion of the roof space to habitable accommodation, including a rear dormer
- Installation of balconies, excluding the previously refused first floor balcony on the eastern elevation

Importantly, the roof form over the garage along the eastern boundary has been redesigned and reduced in height, now incorporating a crown roof. This change significantly reduces the overall bulk and massing adjacent to 1 The Jetty and represents a clear response to the earlier refusal.

Additionally, the first-floor balcony previously serving Bedroom 4 has been entirely removed, eliminating the overlooking and overbearing effects previously identified by the Local Planning Authority.

5. Design and Visual Impact

The design approach for the proposed extensions and alterations has been informed by the scale, proportions, and architectural character of the existing dwelling and the wider residential context of Southdean Close. The proposal seeks to create a cohesive and well-balanced form that appears as a natural evolution of the host property rather than an over-dominant or incongruous addition.

It is noted that within the officer's report relating to the previous application (ref. M/2/21/HH), the Local Planning Authority confirmed that the principle, form, and general design approach of the proposed extensions were acceptable, with concerns limited to specific elements affecting neighbouring amenity. These accepted aspects of the design have been retained within the current proposal.

The two storey front extension respects the established building line and maintains an appropriate relationship with neighbouring dwellings. Its scale and detailing are consistent with the host dwelling.

The side and rear extensions are proportionate to the plot size and have been designed to minimise visual bulk through careful massing and articulation. The revised roof form over the garage, now incorporating a crown roof, represents a significant design refinement. This adjustment reduces the perceived scale of development along the eastern boundary while maintaining a visually coherent roofscape that integrates successfully with the main dwelling.

The roofspace conversion and rear dormer are confined to the rear elevation, taking advantage of the site's open coastal outlook. The dormer is appropriately sized and positioned to ensure it does not disrupt the existing roof form or result in visual harm when viewed from public vantage points.

The choice of materials is intended to complement the existing dwelling, ensuring visual continuity and reinforcing the residential character of the area. Detailing has been carefully considered to ensure consistency across old and new elements.

Overall, the proposal results in a visually balanced and well-composed dwelling that reflects the accepted design principles identified by the Local Planning Authority in the previous officer's assessment. The revised scheme represents an improvement on the earlier proposal and preserves the character and appearance of the surrounding area.

6. Impact on Residential Amenity

The proposal has been carefully assessed in relation to neighbouring residential amenity, with particular regard to the occupiers of 1 The Jetty.

The reduced roof height over the garage significantly lessens any sense of enclosure or overbearing impact along the eastern boundary. Furthermore, the complete removal of the first-floor balcony previously identified as harmful ensures that there will be no unacceptable overlooking toward the neighbouring rear garden.

Any remaining balconies within the scheme are positioned and oriented to safeguard privacy through appropriate separation distances and angles, ensuring compliance with accepted residential amenity standards.

As amended, the proposal will not result in unacceptable harm in terms of overlooking, overshadowing, or loss of privacy.

7. Highways and Parking

The proposal does not alter existing access or parking arrangements and will not result in a material increase in vehicle movements. Adequate parking provision is retained within the site.

8. Sustainability

The development makes efficient use of an existing residential building and supports sustainable development objectives by extending the usable life of the dwelling. The proposal provides opportunities to improve insulation and energy performance in accordance with current Building Regulations.

9. Conclusion

This application seeks planning permission for a series of carefully considered extensions and alterations to an existing detached dwelling at 45 Southdean Close, Middleton-On-Sea. The proposal has been designed to provide improved and more flexible accommodation for the applicants while fully respecting the character of the surrounding residential area and the amenities of neighbouring occupiers.

The scheme represents a clear and constructive response to the previous refusal under reference M/2/21/HH. The specific concerns identified by the Local Planning Authority have been directly addressed through a reduction in roof height over the garage along the eastern boundary, achieved by the introduction of a crown roof, and through the complete removal of the first-floor balcony that previously resulted in unacceptable overlooking toward 1 The Jetty. These changes result in a materially improved proposal that no longer gives rise to the impacts previously identified as harmful.

Importantly, it is acknowledged that the Local Planning Authority previously found the overall design approach, scale, and form of development to be acceptable. Those elements have been retained within the current scheme, with refinements made only where necessary to safeguard neighbouring amenity and improve visual integration. The revised proposal therefore benefits from a well-established and acceptable design foundation.

The development is appropriately scaled to the plot and coastal context, maintains a high standard of design, and makes efficient use of an existing residential site. The open outlook to the rear and the absence of built form beyond the southern boundary further ensure that the proposal does not result in undue visual or amenity harm.

The proposal accords with the objectives of the National Planning Policy Framework and relevant local planning policies relating to good design, sustainable development, and the protection of residential amenity. Taken as a whole, the development represents a high-quality and policy-compliant form of householder development.