

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 02 January 2018 09:29
To: Planning.Responses; Planning Scanning
Subject: FW: M/123/17/HH 93 Middleton Road - Planning objection letter
Attachments: Planning Objection.docx

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-----Original Message-----

[REDACTED]

Sent: 31 December 2017 10:53
To: Planning; Anita Gardner
Cc: Cllr. Barbara Oakley; Peter Dixon; Lou Dixon
Subject: M/123/17/HH 93 Middleton Road - Planning objection letter

Dear Mrs Gardner cc Arun Planning & Cllr Oakley, Please find attached our objection letter for the Application at 93 Middleton Road. We have registered a brief note in the usual way via the website but struggled to load up the full letter.

We hope that this e mail format is acceptable. I would be grateful if this could be confirmed as we would be happy to hand deliver a letter to your office if this was required.

Yours sincerely,

Pete & Lou Dixon

Dear Mrs Gardner,

Application Reference:- M/123/17/HH

Two storey extension to existing building.

Little Thatch, 93 Middleton Road, Middleton on Sea PO22 6DW

We refer to the above Planning application and are writing to register our Objection to the proposed development. Our property, known as Roebuck Cottage at no. 97, is adjacent to the eastern boundary of the Application site (despite the road numbering).

We have a number of concerns about the design approach of the proposed additions. This is because of the adverse impacts such a scheme would have on our residential amenity, as well as the character and appearance of the host dwelling. In summary we feel that it is inappropriate in scale, positioning and design.

We have looked at some national and local Planning policies and guidance that we feel are relevant to this Application and have referred to them, where appropriate, below. However, at the beginning of this letter we would like to highlight a few points regarding the submitted documents and the existing thatched cottage.

CONCERNS ABOUT THE SUBMITTED DOCUMENTS

Misleading advertised description

Firstly, we feel that the proposal description is extremely misleading. The proposal does not simply seek permission for a two storey extension. It involves a completely new roof which would be substantially higher than the existing and single storey elements too, including one with a flat roof. Due to the presentation of the plans, we are unable to ascertain the increases in height (eaves and ridge) and this prejudices our opportunity to comment in full.

The description does also not mention the incorporation of a formal and substantially sized annexe on the eastern side, next to us. Bedroom 4 and its en-suite would not be physically connected to the rest of the first floor and the duplication of entrance doors, kitchens, lounges and downstairs wcs highlights the intensive use of the extended building. In fact, the proposed layout would provide accommodation which would be totally independent from the main dwelling. The second kitchen area would be sufficiently large to accommodate a range of appliances and there would be no need for the occupants to enter the host dwelling for laundry or meals etc. There is no demonstrable dependence on the western side of the dwelling in terms of functional and practical links.

The plans are difficult to assess due to lack of essential information

Following on from the above, the plans do not include a scale bar or a paper size and so it is impossible to properly compare the existing and proposed floorplans and elevations. Whilst the agent has chosen to add some dimension figures to the proposed floorplans there are none on the existing floorplans or the elevations (existing or proposed).

We would also like to highlight that the rear doors on the orangery don't seem to tie up when looking at the rear elevation drawing and the ground floor plan.

The proposal is not shown within its context

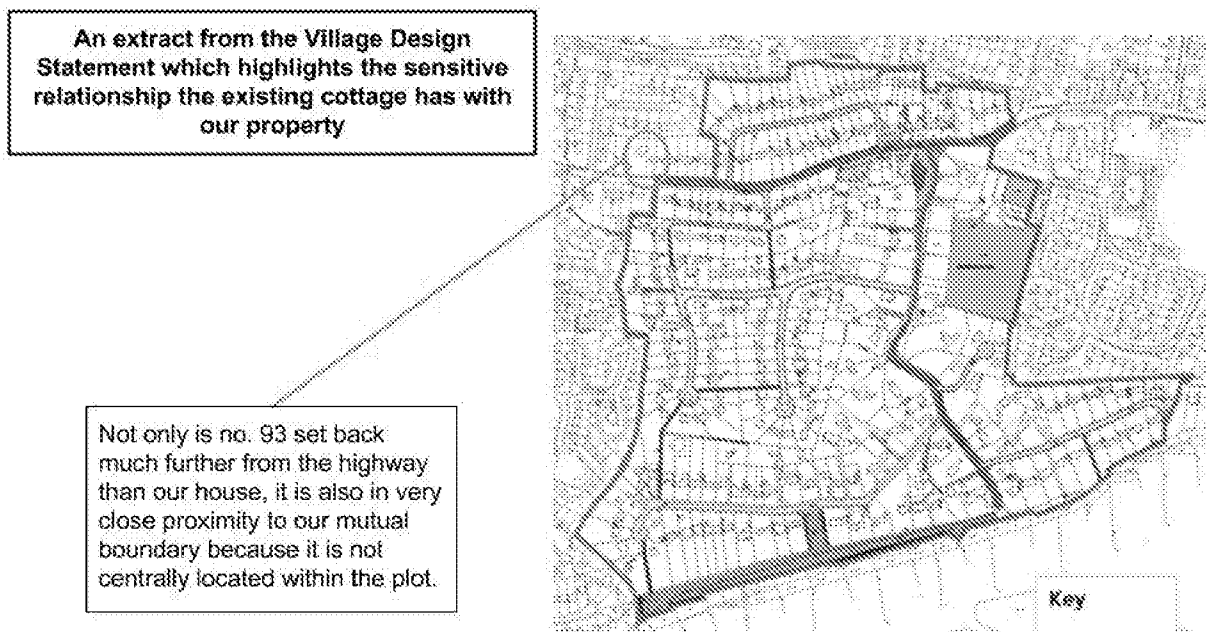
Paragraph 13.2.6 of the emerging Local Plan highlights the importance of the design process and the fact that it should take into account all site context and issues at the earliest possible stages, ensuring the development is appropriate for the site and area. Furthermore, Saved Policy GEN7 states that development proposals involving significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the wider area.

On this matter, we note that neither a Location Plan or a Site Plan (existing and proposed) has been submitted for this current Application. Whilst this is a re-submission of an earlier withdrawn Application we feel that these plans are necessary for a full and proper assessment of this revised scheme to take place, especially as the previous Plans were not consistent and we would like to query the location of our house on the Site Plan that was submitted. There is also no Design & Access Statement to help explain the design approach.

ELEMENTS OF THE EXISTING DWELLING WHICH ARE OF PARTICULAR RELEVANCE

The 'set back' of no. 93 makes its neighbours much more sensitive to additions.

The dwelling at no. 93 is set back from the public highway much more than the others nearby on the northern side of Middleton Road. This alignment is of particular relevance because it results in any developments having a greater impact on the most sensitive area of adjacent gardens than would otherwise be the case - and especially ours. As a Location or a Block Plan has not been submitted this relationship is not apparent to those who are being consulted (including the Parish Council). An extract from the Village Design Statement (VDS) is included below to show the position of our house in relation to no. 93.



The thatched roof is part of "Middleton's essential charm" and no. 93 should be classed as a non-designated heritage asset

No. 93 is shown on the 1932 Ordnance Survey Map (source: nls.uk) which was published in 1935 and it has a much valued thatched roof with a central chimney. The Village Design Statement explains that, whilst most roofs are clay tiles, many of the earliest buildings have roofs of Norfolk reed thatch and that these are now part of "Middleton's essential charm".

Following on from this, paragraph 13.2.1 of the emerging Local Plan explains that Arun District is a diverse area rich in architecture of every period and style. It goes on to say that translating into practice expectations for quality in design is therefore paramount to achieve a better future built environment. The character and appearance of the dwelling at no. 93 contributes significantly to local distinctiveness and is aesthetically pleasing because it exhibits richness in its detail and materials.

In light of the above, we consider the cottage to be a non-designated heritage asset. Paragraph 135 of the NPPF makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application. It states that in weighing applications that affect directly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset. The NPPF confirms that significance can be harmed through alteration - here the characteristics of the cottage are not simply being altered, they would be lost.

THE PROPOSALS WOULD HAVE A SIGNIFICANT ADVERSE IMPACT

We don't feel that the proposed development is based on a sensitive understanding of the site's context or the overall character and appearance of the cottage - in particular its materials, craftsmanship and proportions. With its ground floor fenestration pattern and sweeping dormers above, the existing cottage has a horizontal emphasis and the proposal is not within the general confines of the existing building. The works are of an inappropriate scale and would certainly:-

- not complement the height and massing of the existing building
- not preserve its features of interest
- lead to overlooking, overpowering and overshadowing of our property.

Paragraph 13.2.11 and 12 of the emerging Local Plan discuss scale. They explain that, for development to be successfully integrated within the existing environment, scale is an important design element. We feel that all of the following are relevant to this current Application:-

- The height, width and length of a building in relation to its surroundings
- The size of parts of a building or its details
- The combined effect of the arrangement, volume and shape of a building in relation to other buildings and spaces i.e. its massing

Furthermore, the impacts would be harmful because:-

- The height and massing would interrupt and debase the rhythm of the existing building/roof line and overall streetscape and detract from the area's character;
- The proposal would not respect the existing scale in the detailing and composition of elements such as windows, doors etc

- The proposal would not respect or enhance the existing surrounding environment.

The impact on our property

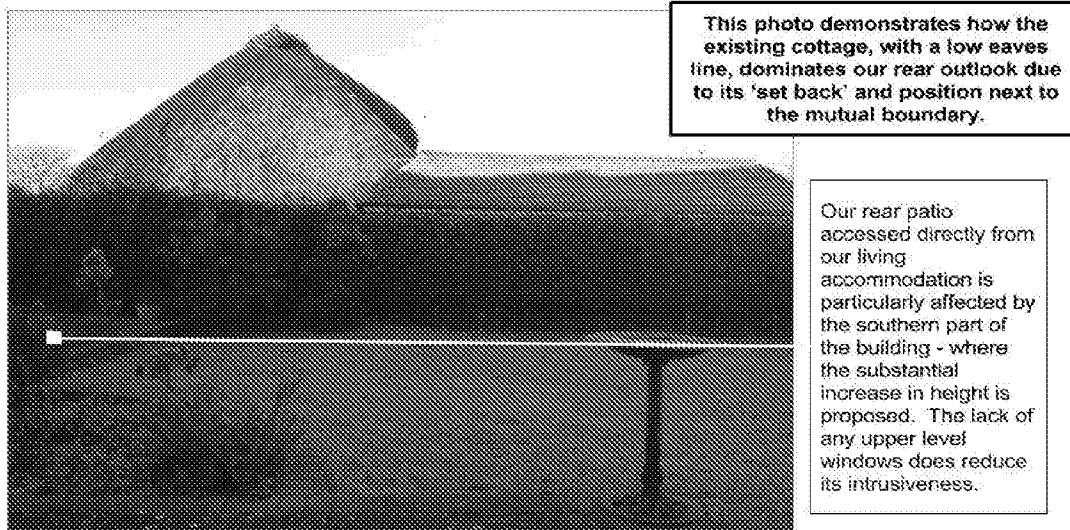
Focusing on the elevation facing our property, the configuration of the roof would look bulky and particularly awkward. The substantial increase in the height of the side elevation, as well as the eaves and ridgeline of the roof itself, would be particularly dominating. The two-storey house that would be created would have an over-bearing presence on us, resulting in a loss of outlook and light levels, particularly at the rear of property, especially in the afternoon during the months when the sun is lower in the sky.

Currently there are only ground floor windows facing us at no. 93, hidden behind the fence (which is not acknowledged in Section 15 of the Application Form). The proposal includes three more windows above on the upper levels. The two rooflights would serve Bedroom 4 and the stairway area leading to it. Neither of these appear to be necessary and we consider them to be un-neighbourly. The window serving the un-named room (which could be a walk-in wardrobe or study area etc) is also un-neighbourly and adds to the presence of being continually overlooked. We are also concerned that an alternative internal layout (which wouldn't be subject to Planning permission) could exacerbate the loss of privacy in the future.

Due to the duplication of rooms, as mentioned earlier, there would be no need for the occupiers of the annexe to use any of the facilities within the main house. The single connection point (on the ground floor) could easily be blocked off and therefore, in effect, a second, elongated house is being proposed alongside the fence. This intensification would certainly have an intrusive presence.

In terms of loss of privacy, we don't feel that it relates solely to overlooking from windows - it also involves activity and disturbance in close proximity to private garden areas. In this case it would be right up against our boundary - starting from the rear elevation and patio and running northwards for the entire length of our garden. In particular the entrance door to the annexe / second house would cause disturbance the most sensitive area of our property. Part of the current annexe is less than one metre from the boundary. Any additional roof height would be particularly dominating to our amenities. We feel that all of this is unacceptable.

We have included a photo below, which indicates the sensitive relationship our property has with no. 93 in its current form. Notably, the low eaves height and the lack of any upper floor windows do reduce its intrusiveness.



LOCAL POLICY CONFLICTS

Saved Policy GEN7

Policy GEN7 confirms that Planning permission will only be granted for schemes displaying high quality design and layout which:-

- (ii) demonstrate that it responds positively to the identified characteristics of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property.

In our opinion there is conflict with both these requirements.

Saved Policy DEV19

Policy DEV19 focuses on additions and requires extension to:-

- (i) sympathetically relate to, and visually integrate with, the existing building in siting, design, form, scale and materials;
- (ii) be visually subservient to the main building;
- (iii) not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

In our opinion the proposal does not meet any of these criteria.

CONCLUSIONS

As a starting point there are concerns about the Application documents and the advertised description. In addition, we consider that an assessment as to whether no. 93 should be classed locally as a non-designated heritage asset needs to take place.

The proposal does not reflect the style of the existing building at all and due to the design approach that has been taken, the works would be detrimental to local distinctiveness and our residential amenity. In our view, insufficient regard has been given to its scale, layout, siting, character and appearance and the impact of the additions upon the site's surroundings.

It is clear to us that the proposal conflicts with national and local Policies for a number of reasons and consequently we feel that this proposal should not be supported. One of the core Planning principles, confirmed in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building. On a

more local level the proposal conflicts with Saved Policies GEN2 and GEN7 as well as the general design objectives that are being set out in the emerging Local Plan.

Thank you for taking the time to consider our objections and we trust you will be able to take all of them into account when assessing the Application.

Yours sincerely

Mr & Mrs Dixon
Roebuck Cottage, 97 Middleton Road

Without prejudice to our objections above, should the application be approved we would like to request that a condition is imposed which prohibits any additional fenestration / glazing on the east elevation (or amendments to those shown on the drawings). In addition we feel that conditions should ensure that the flat roof of the ground floor extension is not used for a balcony / terrace in the future and that the annexe (and part of the garden) is not severed from the main house.