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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 24 November 2021 17:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: M/132/21/HH

M/132/21/HH

South Walk Middleton-On-Sea PO22 7RW

Erection of part single, part two storey side extension and single storey other side extension following the demolition of sunroom and conservatory

South Walk is located within the Middleton-On-Sea Area of Character. The special character of the Middleton-On-Sea Estate derives largely from the low density, spacious, planned concept of Captain Henry Rowlands Starkey Coldicott (1886 – 1980). His vision was a plan for creating not just a residential estate, but also a village community suited to the seaside location.

A description of the area and its special qualities have been prepared which identifies that properties in South Walk, (along with West Close and East Close) are situated in large plots, with well maintained lawn frontages, mature shrubs and trees. The street is attractive with a low-density layout and wide variation in design. Each property has an individual character but incorporates similar height and dimension characteristics (the majority of buildings are of a low aspect ratio, broad and low rather than narrow and tall). At the junction of South Walk and East Close, there is a cluster of three detached cottages (numbers 14, 16, and 18) providing a cohesive and attractive group and focal point to the street scene. Number 12 has been identified as being a Property that contributes towards the Area of Character. The Area of Character is therefore considered to be of architectural and historical significance.

The Proposal

The proposal appears to relate to a front extension and a separate one to the rear, both of which appear to reflect the character and appearance of the host dwelling. Whilst the front extension will bring the front elevation forward, closer to the road, it would still generally reflect the building line on this part of the road and therefore not be out of character. The use of materials to match the existing is also a positive feature of the design. Therefore, overall, I am of the opinion that the development will not cause harm to either the building or the area of character.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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