

Please log the attached letter as an objection

Thank you

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**From:** Anita Gardner  
**Sent:** 18 January 2018 09:43  
**To:** Planning.Responses  
**Subject:** FW: Application M/133/17/PL

Please treat as a rep

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**From:** [REDACTED]  
**Sent:** 17 January 2018 20:47  
**To:** Planning  
**Cc:** Anita Gardner; Peter Dixon  
**Subject:** Application M/133/17/PL

Dear Sir or Madam, cc Mrs Gardner,  
Please find attached our full objection letter for the Application at 93 Middleton Road.  
Due to its length and use of plans and photographs we have been unable to upload it in the normal way.  
We would be grateful if you could therefore upload it on our behalf.

Sincerely

Pete & Lou Dixon

Dear Mrs Gardner,

**Application Reference:- M/133/17/PL**

**'Demolition & erection of 1 No. dwelling to existing ground floor slab  
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 concerns about the demolition of the existing dwelling and the design approach that has been taken for its replacement. Our objections are similar to those raised in our recent letter for M/123/17/HH. In summary, a potential non-designated heritage asset would be completely lost via this scheme and there would be adverse impacts on our residential amenity from the additional elements being proposed (as extensions under the householder application). Again, 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**

### **Description and height differences**

The proposal involves a new building which would have a roof ridge substantially higher than the one which currently exists. However, 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 also does 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 wc's 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. We consider this to be a very important point for the reasons discussed below.

### **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.

**No Design & Access Statement or explanation as to why the opportunity has not been taken to re-position the dwelling in a more appropriate**

### **location within the plot.**

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. Whilst this is, in effect, a replacement dwelling the 'existing slab' is to be used and the proposal has "identical floor plans and elevations" according to the written statement by the agent. It is disappointing that there is no Design & Access Statement to help explain why the opportunity to position the dwelling more appropriately in the plot has not been taken.

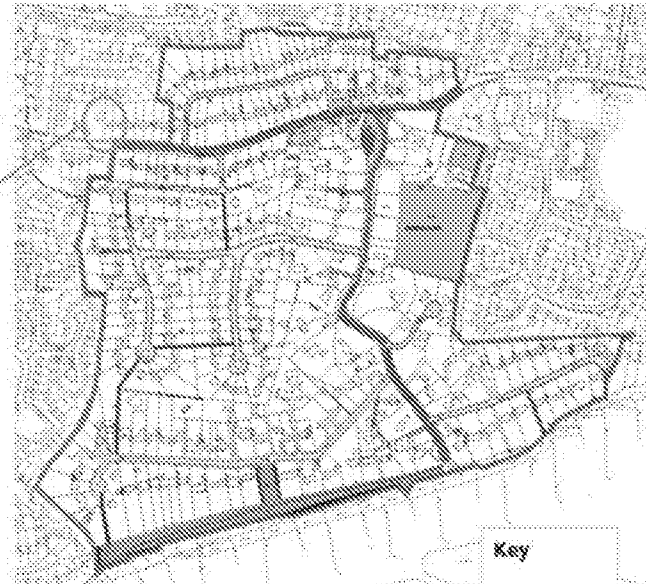
### **ELEMENTS OF THE EXISTING DWELLING WHICH ARE OF PARTICULAR RELEVANCE**

#### **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. An extract from the Village Design Statement (VDS) is included below to show the position of our house in relation to no. 93.

An extract from the Village Design Statement which highlights the sensitive relationship the existing cottage has with our property

Not only is no. 93 set back much further from the highway than our house, it is also in very close proximity to our mutual boundary because it is not centrally located within the plot.



#### **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.

The Council has stated, with reference to Saved Policy GEN22, that buildings of character which form part of a rich built heritage (but are not Listed) illustrate and are reminders of, the historical development of an area and are worthy of retention. Accompanying paragraph 1.72 explains that the Council's criteria for selection of buildings or structures of character are as follows:-

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2) Buildings which are extremely good examples of traditional or established style, or of unusual type.
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Paragraph 16.3.7 of the emerging Local Plan confirms that there may be buildings which come to light as a result of the planning process that are of significance that has not previously been understood

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 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 existing 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 reflect the height, massing and features of the existing building
  - 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 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**

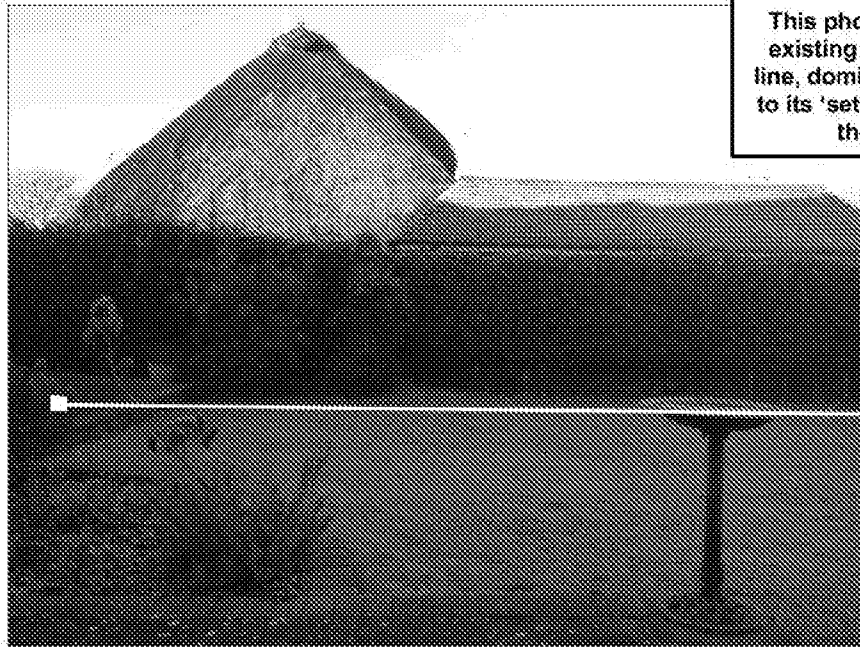
Focusing on the elevation facing our property, the configuration of the roof would look bulky and particularly awkward. The substantial increase in the height of the side elevation, as well as the eaves and ridgeline of the roof itself, would be particularly dominating. The new two-storey house that be built would have an over-bearing presence on us, resulting in a loss of outlook and light levels, 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 is actually simply the en suite end of the bedroom) 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, particularly as the current building is less than one metre from the fence boundary.

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. 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.



This photo demonstrates how the existing cottage, with a low eaves line, dominates our rear outlook due to its 'set back' and position next to the mutual boundary.

Our rear patio accessed directly from our living accommodation is particularly affected by the southern part of the building - where the substantial increase in height is proposed. The lack of any upper level windows does 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.

POLICY GEN22 Buildings or Structures of Character]

### Saved Policy GEN22

Policy GEN22 states that Planning permission will not be granted for development resulting the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area.

### Saved Policy DEV19

Policy DEV19 focuses on additions. Given the use of the existing slab and identical plans for the householder application we consider this Policy to still be relevant to the assessment. It requires extensions 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.

If demolition is considered to be acceptable by the Council we strongly feel that the existing foundations should not be used to dictate the replacement dwelling, particularly given that at the parish meeting on 3<sup>rd</sup> January 2018 the Applicant stated that the existing foundations were not strong enough for such a large building. Full consideration should be given to a more centrally located dwelling within the plot, taking into account the current context of the site.

Some of our objections and concerns could potentially be overcome by an alternative and more pragmatic approach.

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 GEN7, GEN22 and DEV19 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 Planners be minded to grant planning permission for the building in its current position we would request the following further planning consent conditions be imposed :□*

- (1). The bedroom window on the east elevation be replaced with a sky light similar to the one at the other end of the room. This will still let good sunlight into the room but won't then overlook our private seating area.□*
- (2). The roof light in the hallway be replaced by glazing around the new entrance door, or if a roof light must be fitted, for it to be fitted with the highest level of obscurity and severely limited in size to sustain the privacy into our kitchen diner and private seating area.□*
- (3). The new front door to the second dwelling be kept without outside lighting to prevent sensor lighting turning on and off and disturbing the baby whose bedroom overlooks this area and maintaining privacy to our patio and kitchen diner*
- (4) A condition is imposed which prohibits any additional fenestration / glazing on the east elevation (or amendments to those shown on the drawings).*

*(5) 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  
(6) That the annexe (and part of the garden) is not severed from the main house in the future.*