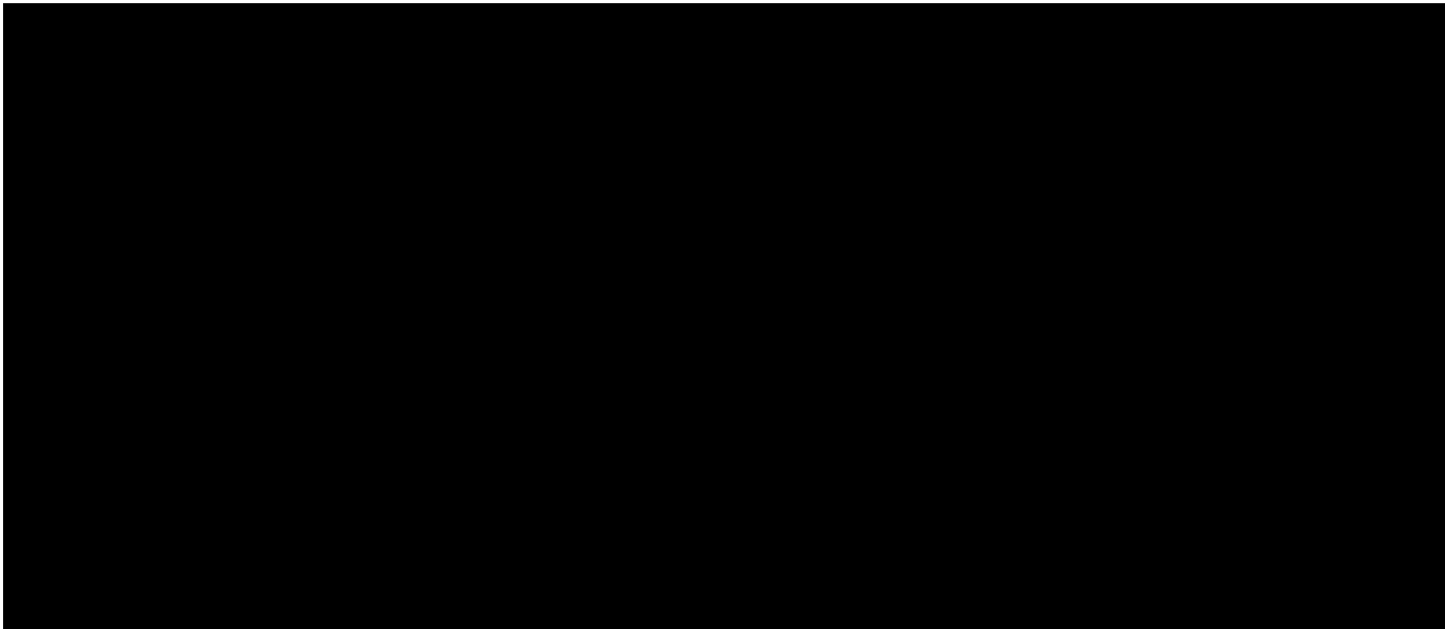




From: Peter Dixon [REDACTED]
Sent: 11 March 2018 17:44
To: Planning
Cc: Anita Gardner
Subject: Planning at 93 Middleton Road M/133/17/PL

Dear Planners, cc Mrs Gardner

Please find attached our revised objection letter in respect of the revised plans submitted recently. As before we have been unable to add the letter and photos in the preferred way and thank you for your patience.

Sincerely

Mr & Mrs Dixon

Dear Mrs Gardner

Application Reference:- M/133/17/P

**Demolition & erection of 1 No. dwelling to
existing ground floor slab - REVISED PLANS**

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

We refer to the revised plans for the above
Planning application.

As you are aware, we have already registered our
Objection to the proposed development. Our
comments on the loss of a potential non-designated
heritage asset, and Saved Policy GEN22,
remain. However, this letter focuses on the recent
changes that have been made and how they would
affect our property. From our point of view the
amendments do not satisfactorily address all of our
objections.

We also still have concerns about the presentation
and accuracy of the plans. Furthermore, our
property has not been added to the 1:500 Block
Plan. The Location Plan is out of date/incorrect.
Our house is not drawn to scale and is much closer
to the boundary in reality. We feel that the current
and proposed relationship with our house needs to
be included in the revised set of plans. The various
distances to the mutual boundary are not the only
issues that need to be assessed and they cannot
be looked at in isolation. We question the 1m gap
annotated on the plan. The block plan also shows
the boundary to house gap as 3.3m. Whereas AB-
100-7 V5 – 'proposed floor plan and elevation'
shows this distance to be 3.4m. We would therefore
like to request please that key boundary

measurements are double-checked on site.

It is also disappointing that the correspondence does not explain why the opportunity to position the dwelling more appropriately in the plot has not been taken. The desire to erect the replacement in the same, unusual position, has not been substantiated by any relevant arguments. For example, no evidence has been provided to confirm that the existing foundations and slab etc would be able to be re-used. No. 93 was built at the same time as our house (approx. 100 years) and we would question whether the floor construction details shown on the plans are correct. From personal experience it is likely to be a mud floor beneath a suspended timbers.

THE IMPACT OF THE DEVELOPMENT ON OUR PROPERTY, AND ESPECIALLY THE ANNEXE, WOULD STILL BE UNACCEPTABLE

As previously discussed, 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 adjacent properties - and especially ours.

The revised plans still incorporate a formal and substantially sized annexe along the eastern side, next to us (which has not been added to the description). We would like to re-emphasise that bedroom 2 (known as 4 on the original scheme) would not be physically connected to the rest of the first floor and the duplication of entrance doors, kitchens, utility rooms, lounges and downstairs

toilets highlights the intensive use of the extended building.

The proposed layout would, in fact, provide accommodation which would be totally independent from the main dwelling. The second kitchen area and utility 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 would argue that any annexe should be much more subservient and revised plans should reflect this.

Revised roof

The lowering of the ridge next to us is rather 'token' in nature and, as shown on the comparison drawing (no. AB:100 12), it would still much higher than the existing thatched roof. It is not possible to say if this roof design is lower than the initial Application or whether the main part of the house is now substantially larger than previous Applications appearing to make it lower. The substantial increase in the height would be particularly dominating from our point of view but the overall bulk of the roof would be prominent from various angles. The size of the new front dormer (with wide front cheeks) and the over-reliance on rooflights on the rear elevation, in particular, emphasises its scale. A more subservient annexe would help minimise the impact on the eastern side.

New issue - two storey front projection

These revised plans add additional bulk at the front of the dwelling, more or less in line with the rooflights over our kitchen diner and the dormers above. This element raises a new issue for us and the east elevation on the comparison drawing helps to highlight the extra massing when viewed from our property.

It isn't clear how far the east elevation will be extended on its south side. The measurements are unclear. Currently there is a large, flat roof, glass extension to the lounge similar to a conservatory. If this is now to be incorporated in the southern roof line then the drawings are not to scale as this flat roof extends roughly 2m and does not appear to be shown on the dotted line on plan AB-100-12 V5.



The current lounge extension showing its large projection

We note that the revised plans are not accompanied by a day/sunlight report to demonstrate the impact at the rear of the property,

especially in the afternoon during the months when the sun is lower in the sky.

Loss of privacy

As discussed previously we don't feel that a loss of privacy relates solely to overlooking from windows - it also involves activity and disturbance in close proximity to private areas, including gardens. 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 boundary fence. This intensification would certainly have an intrusive presence and our key outstanding concerns about the annexe are discussed in turn below.

Raised / ramped second front door on the east elevation in very close proximity to our habitable rooms and external sitting out area

Due to the proposed arrangement we don't consider this door to be a 'rear entrance' as annotated. It would be well-used by the occupiers of the annexe / self-contained unit and would be the equivalent of 'front door' with all its associated footfall, activity and lighting etc. Its relocation to a different elevation does not 'move the rear entrance door further from the east boundary' (email from Mr Wilson to Planners 8/2/18) and raises new issues for us - the ramp shown on the plans increases its overall height and the direction of the lighting is likely to be more disturbing.

Suggested alternative option - There are seven

other doors (a 'front door' and six patio in nature) shown on the revised plans. This includes one on the front elevation of the annexe. We would question why the latter could not be used to access the annexe. This would be further away from the boundary and our patio, as well as being on an elevation which does not directly face our property.

The introduction of a first floor window on the east elevation

Currently there are only ground floor windows facing us at no. 93, hidden behind the fence. The removal of the two side rooflights is welcomed but we remain concerned about the upper floor window. This would serve the bedroom in the annexe (which is not at all connected with the other bedrooms / first floor).

Whilst it is high level, its installation 1.7m from the finished floor level would still allow certain people, depending on their height, to look out of it towards our sitting out area and our kitchen diner (with rooflights) and dormers above - these all face no. 93 and are within close proximity of the boundary. 1.7m is shorter than 5' 6" - the average male in England is 5' 9". There would certainly be a perception of being constantly overlooked.

Of particular concern - we would point out that the location of this upper level window on the first floor plan does not tie up with the location shown on the east elevation drawing. The distance between the window in the dormer and the southern frame of the high level window do not seem to correspond.

Suggested alternative option - As the annexe bedroom would have a three-paned dormer window

on the front elevation - facing south - we would argue that the proposed side window could easily be deleted without any detriment to the occupier. We have included some new photos below which further indicate 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. There is also no door along the east elevation, next to the fence.



Part of our sitting out area to the rear of the house



Our rooflights and dormers facing the Application site.

POLICY CONFLICTS AND CONCLUSIONS

If demolition is considered to be acceptable by the Council (and in accordance with Policy GEN22) we strongly feel that the existing footprint should not be used to dictate the location of the replacement dwelling. Full consideration should be given a more centrally located dwelling within the plot, taking into account the current context of the site. Some of our outstanding objections and concerns could potentially be overcome by an alternative and more pragmatic approach.

In conclusion, and notwithstanding the above, we do acknowledge and welcome some of the changes that have been made in an attempt to ensure that our property would not be significantly harmed by

the development at no. 93. However, we don't feel that these changes have gone far enough.

In our opinion substantial weight should be given to:-

- the unusual set back of no. 93 (which results in the building running along the length of our rear garden)
- its position so close to the eastern boundary
- the substantial size and independent nature of the annexe and
- the existing low eaves along with the lack of any first floor window or ground floor door on the east elevation.

The two-storey house that would be created would have an over-bearing presence on us, resulting in a loss of amenity, including privacy, outlook and light levels. In our opinion the revised scheme continues to be inappropriate in its scale, positioning and design.

As highlighted before, 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. With this in mind we feel that - as a minimum - some additional specific changes should be requested, as discussed and suggested above. These would help the proposal comply with Policies GEN7 and DEV19.

Thank you for taking the time to consider our additional comments and objections and we trust you will be able to take all of them into account

when making a final assessment.

Yours sincerely

Mr & Mrs Dixon
Roebuck Cottage, 97 Middleton Road

This letter focuses on the changes but should be read in conjunction with our previous letter. Without prejudice to our objections above, should the Application be approved we would like to repeat our earlier request for a number of conditions to be imposed. In addition, no glazing should be added in the future to the eastern elevation (wall or roofslope) of the front projection. Nor should any additional doors be added to the annexe (including the conversion of the study and utility windows).