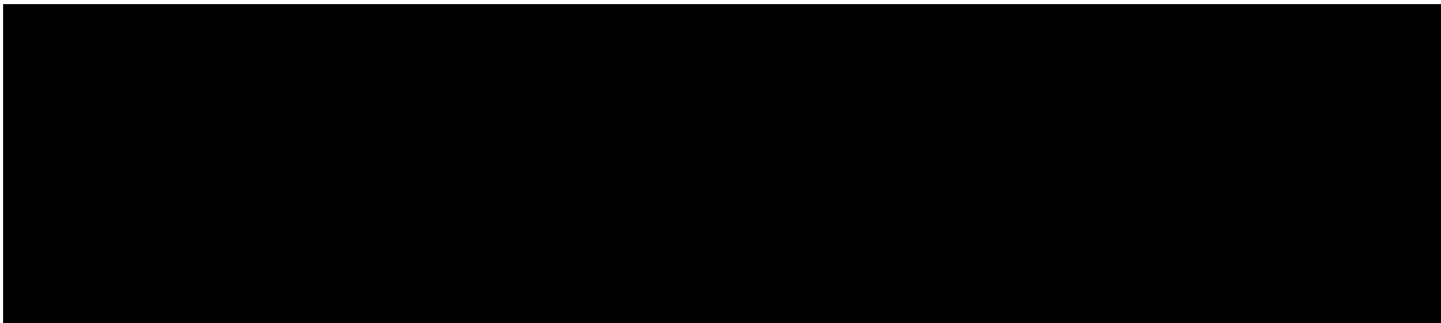




From: Martyn White
Sent: 28 February 2019 12:44
To: Planning.Responses
Cc: Anita Gardner
Subject: M/153/18

M/153/18

The application is for 1 new dwelling with a detached garage within the Middleton-on-Sea estate. The estate has been identified as an Area of Character in the adopted Local Plan (2018), and as a consequence, is considered to be a non-designated heritage asset.

The special character of the Middleton-On-Sea Estate derives largely from the original low density, spacious, planned concept. The area contains attractive mature detached properties, set amongst spacious grounds. Properties appear to be of a relatively low density.

I note that the precedent of a new house was established in the previous planning consent and is therefore not discussed here.

The application site fronts on to Sea Lane which has a distinctively rural ambience. Mature trees, bushes and grass verges add to this rural character. Features of the lane include the Middleton Manor Farm buildings, the Flint Cottage (Grade II listed) and Middleton Barn.

The site is prominent in the street pattern due to its location at the corner of Sea Lane and the beach front. The site is also raised slightly higher than the road, and also located at a point where the lane appears to be its narrowest, prior to its termination. As a result, any development would be more visible here and has the potential to have a greater impact on the local area.

Whilst I am unable to comment on the concept of development in this location, I should point out that I have some concerns with the proposed development. Generally, I would state that it is not clear how the development relates to the established character of the (former) host dwelling or the local area.

For instance, I note that the proposed dwelling is substantial in size, and occupies a significant amount of the plot, as opposed to most in the local area. Further, it is substantially taller than the neighbouring property (number 46), which would mean that it would dominate this part of the local area.

Whilst a more traditional appearance is proposed, it is not clear why a half-timbered elevation is now being considered, or why both slate and clay tiles are suggested, when the immediate properties are rendered with either clay or thatched roofs. It is considered that this, along with the stone quoining, glass balconies, shutters and roof, creates a series of complex elevations which would be in conflict with the established character of the local area.

I note that reference is made to the provision of a flint wall and bank of soft landscaping as part of the landscape plan, yet it is not fully clear how this will look like. Whilst the concept of traditional materials appears to be acceptable, such a proposal will require further information.

Please note:

The elevations show the garage structure in the context of the façade, and the proposed boundary treatment on the black and white elevation drawings. This results in elements of the relevant façade missing from assessment. This is unfortunate and revised plans should be submitted.

I also note from the plans that there is an unusual structure added to the roof (in the centre). It is not clear what this is. Please can this be confirmed as it appears to be substantial in size, and could potentially have an impact on the appearance of the building?

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