

HERITAGE STATEMENT

34 SEA LANE
MIDDLETON ON SEA
WEST SUSSEX
PO22 7RT

REAR EXTENSION AND LOFT CONVERSION



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INTRODUCTION

This document sets out the Heritage statement to accompany the Householder Planning Application for a single storey rear extension and loft conversion to 34 Sea Lane, Middleton on Sea, West Sussex, PO22 7RT.

BACKGROUND

The property is situated in an especially beautiful and unrivalled setting on Sea Lane, within the village of Middleton on Sea, approximately 1/8 mile from the sea front and half way between Bognor Regis and Littlehampton.

The modern development of Middleton began after the First World War, with the majority of the Sea Lane area being developed. In 1921 Captain. R. Coldicott began to build detached houses, some large, along Sea Lane, afterwards laying out two branch roads from it roughly parallel to the coast, Sea Way to the west and Old Point to the east. The wide curving streets with trees and grass verges make it a very attractive layout and the houses reflect many architectural styles.

Arun District Council in the Local Development Plan now lists this area as a Protected Open Space.

SCOPE OF WORK

The submission is for three elements of work to the property.

1. A single storey rear extension, with thatched roof, a hidden flat roof with lantern behind.
2. The removal of internal partition wall to the first floor hallway and the addition of a circular rooflight to the existing thatched roof.
3. A new staircase leading from the first floor to the existing loft area to be converted into a study area. Installation of a circular rooflight and eyebrow window to the existing thatched roof.

PLANNING ITEMS

The property sits within the Middleton Area of Special Character.

DESIGN PHILOSOPHY

The main building extension has been designed to create a visually appealing addition, with a vernacular appearance that complements the existing property. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties.

EXTERNAL APPEARANCE

The construction materials proposed for the new extension reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, predominantly rendered blockwork walls and thatched roof, all to match the existing

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The existing setting of the dwelling is well away from the road and only visible if looking directly up the driveway from Sea Lane, all additions are to the rear of the property and therefore the additions will have minimal impact, if any, on the street scene.

SITE

No felling of existing trees is proposed as part of the works. The existing mature landscaping will be retained.

ACCESS

The existing access to the site is to be maintained. Existing car parking provision will be unaffected.

CONCLUSION

The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining property, nor would it have an adverse impact upon the established character of the surrounding area.

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