

HERITAGE STATEMENT

17 SEA LANE
MIDDLETON ON SEA
WEST SUSSEX
PO22 7RX

DEMOLITION OF EXISTING GARAGE

NEW DOUBLE GARAGE WITH UTILITY/STORE ROOM



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INTRODUCTION

This document sets out the Heritage statement to accompany the Householder Planning Application for a replacement double garage to 17 Sea Lane, Middleton on Sea, West Sussex, PO22 7RX.

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 one element of work to the property.

1. Demolition of the existing single garage and the new build of a double garage with utility/store room behind.

PLANNING ITEMS

The property sits within the Middleton Area of Special Character.

DESIGN PHILOSOPHY

The separate garage building 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 garage reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, predominantly rendered blockwork walls, horizontal weatherboarding and plain clay tiles roof, all to match the existing

The existing setting of the dwelling is well away from the road with the existing garage positioned in front of the dwelling. The new garage is located in the same position and therefore the additions will have minimal impact on the street scene.

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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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