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Sent: 15 November 2019 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: M/32/19/PL

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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. these comments relate to revised plans which were submitted on the 8 October 2019.

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 ambiance. 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.

The current proposal is for a chalet style property which will have stone and wooden clad elevations under a tiled roof.

Having reviewed the plans it is considered that the scale and character of the proposed building are more acceptable. It will not cover as much of the site as the previous proposal required and looks to be of a similar scale to the neighbouring property.

However, it is not clear what the stone walls are to be, and this should be clarified.

The success of the proposal will ultimately depend upon the quality of the materials and joinery used. It is suggested that they should be provided to the LPA by way of condition, should you be minded to approve the application.

Conclusion

The application is considered to not cause harm to the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan (Arun Local Plan 2018), along with these comments.

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