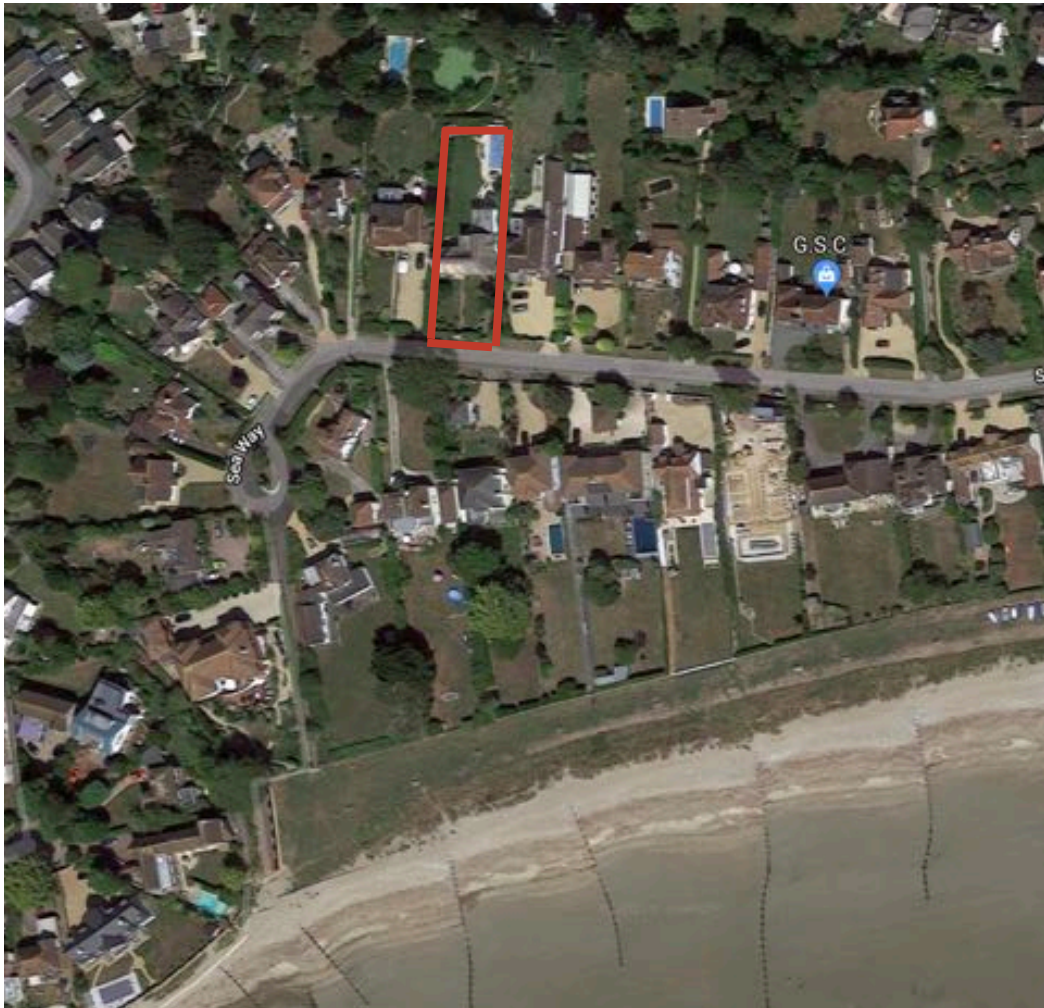

44 SEA WAY, MIDDLETON-ON-SEA, PO22 7SA



44 Sea Way, Middleton-on-Sea, PO22 7SA

Design and Access Statement

4/10/2019

44 SEA WAY, MIDDLETON-ON-SEA, PO22 7SA**Proposal:**

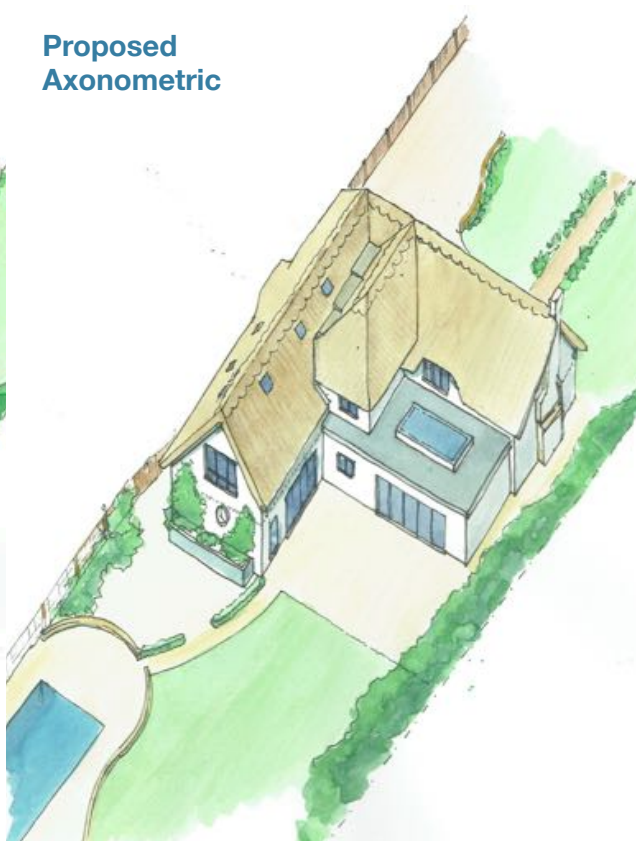
A first floor rear extension over existing flat roof rear extension.

Existing Site

The existing property is a traditional thatched cottage dating from between 1914 and 1933. The original two storey cottage was extended to the side and rear during the 1960s, with a single storey flat roofed element to the rear forming an L-shaped building. A ground floor extension is currently being built which fills in part of the L-shape at the rear of the house. (Approved application M/121/18/HH.)

The plot is generally flat and was originally larger: It was subdivided between 1933 and 1940 to build no. 46 Sea Way. No. 46 has the larger plot, while no. 44 has the original house.

The house is within the built up area of Middleton and also the Middleton-on-Sea Area of Special Character. It is not Listed, nor is it in a Conservation Area.

44 SEA WAY, MIDDLETON-ON-SEA, PO22 7SA**Existing
Axonometric****Proposed
Axonometric****Layout**

The proposal is to extend the thatched roof over the existing flat roofed extension and to insert a new bedroom and ensuite bathroom within the resultant roof space. To access the new bedroom a corridor will be formed from an existing bedroom so the overall number of bedrooms will remain the same.

Scale and Appearance

The existing house has a well maintained thatch roof facing the road but at the rear the house has been extended previously, both at ground and first floor with unsympathetic flat roofs and upvc cladding. This application seeks to improve the appearance of the rear of the house by extending the thatch roof over both of the existing flat roofs. The upvc cladding will also be replaced with a through colour render

The geometry of the new roof is therefore set by the existing eaves and ridge heights: the ridge height of the rear return will continue at 7.690 above the internal finished ground floor level and the eaves on the north elevation will continue at 3.110m above the internal finished floor level.

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The extension provides 36m² of additional floor area on the first floor. There will be no visible change to the front of property as viewed from the road.

Landscaping

As all the proposed work is at first floor and roof level there will be no associated landscape works.

Access

All vehicular and pedestrian access will be unaffected by the proposal.

Impact on neighbours

Although there is a new accommodation at first floor it is all within the roof space which is a continuation of the existing roof. There are no windows on either of the side elevations. There are roof lights at high level, all of which are more than 1.7m above the internal finished floor level. There is a new window on the rear elevation overlooking the swimming pool. It is 24m to the rear boundary and 70m to No.10, West Close, which is the nearest property to the north of the site.

Flood Risk

The site is in Flood Risk zone 1, with a low probability of flooding. A flood map is attached below.

Conclusion

The new extension has been carefully designed to follow both national and local planning policies and to protect the character of the area. We believe that while providing the additional accommodation needed at the property the proposed design will improve the appearance of the existing house and thereby the character of the area.

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Flood map for planning

Your reference
Sea Way

Location (easting/northing)
496905/99898

Created
2 Oct 2019 10:52

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

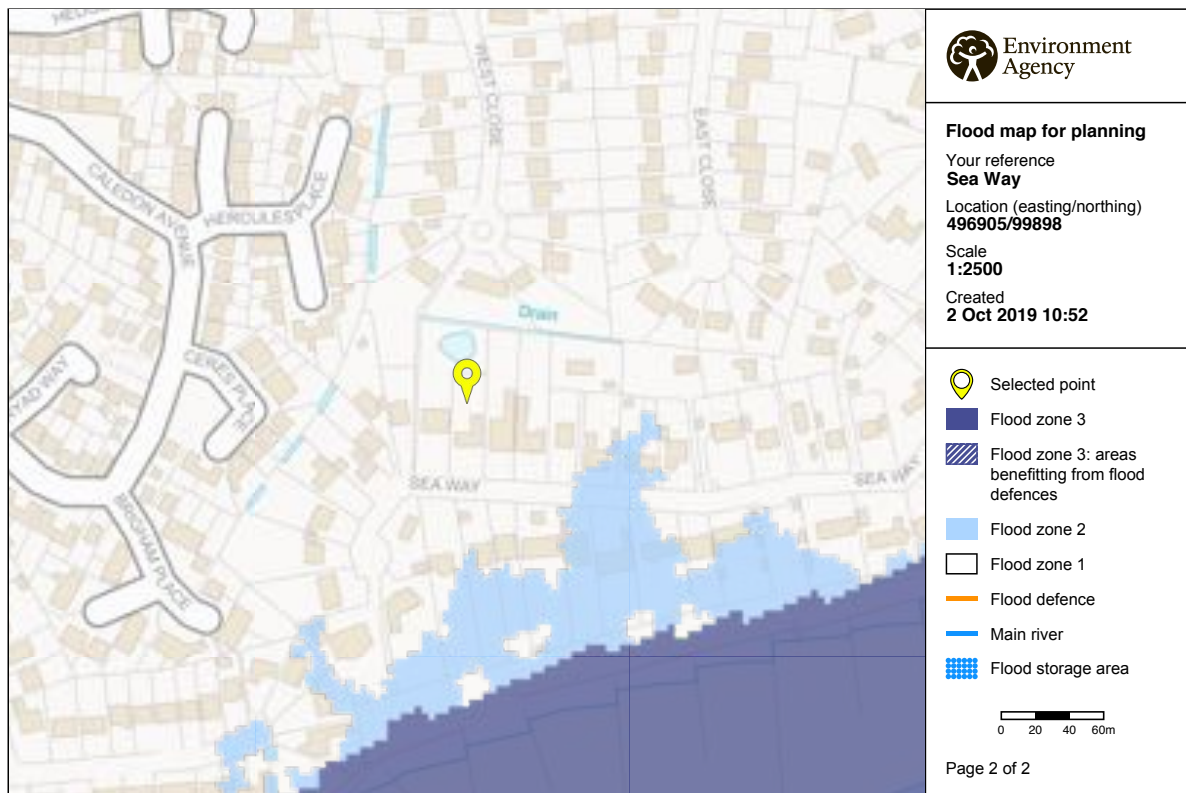
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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