

Planning Statement

This application is an amendment to the existing planning consent, 22/01725/FUL, whose title is: “Proposed detached dwelling; parking (revised scheme) (revised plans)”. And since this description does not need changing, the Section 73 procedure can be used, even though there are significant proposed amendments (ref the recent High Court decision¹).

Scale

The footprint is slightly larger, necessary for accommodation to be almost predominantly on the ground floor.

The height is very considerably less, having a flat roof, rather than being steeply gabled.

Appearance:

Whereas the approved design is of a conventional and substantial (GIA >200m²) 5 bedroom house over two full floors and with gabled roof over, the proposed house is of a smaller, (GIA ~120m²) modernist, mainly single storey, design that emphasises the seaside location and the sea views.

As the recent Planning Inspector’s report² said of the character of housing in the site’s immediate area, “Most are individually built, and are designed to make the most of the sea views”. The proposed scheme is therefore considered to be in keeping with the area.

Materials

The west and east “bookends” are of stone, the garage roof and 1st floor roof are grey standing seam, and the render is through-coloured in “limestone”.

Parking:

Instead of the approved two spaces arranged as a tandem/layby arrangement, it is proposed to provide them in a double garage, side-on to the highway, making use of the existing flint roadside walling (although it will necessarily be re-built), maintaining the existing vernacular.

Although for the existing tandem/layby scheme, entry and exit can indeed be in forward gear, there would always be the temptation to execute a dangerous turn in the road, in order to return from where one had previously come, e.g. to & from work, or to & from shopping, etc.

¹ Armstrong vs. Secretary of State, 2023.

² Planning Inspector’s Decision, APP/P2114/W/23/3317863

In this proposed scheme, the parking can be exited safely either to the west or to the east.

Overlooking:

There is no more overlooking of adjoining properties from this scheme than from other approved schemes for this site, significantly less in fact, as the stone walling at each end extends forward somewhat at the roof terrace.

The walling to the east exceeds the 1.7m requirement for non-overlooking, and the walling to the west completely blocks any possibility of overlooking.

The window at the 1st floor in the west elevation is obscure glazed and non-opening, and is only there to relieve the otherwise bare wall at the 1st floor.

Glazing at the 1st floor in the east elevation can be extensive as it does not overlook anyone, due to the 1.7m stone walling at the east.

From the 1st floor terrace there is the same overlooking of the houses opposite as there is in all other approved schemes. The principal rooms of those houses across the road all have their principal windows facing the sea of course, and this has never been an issue.

Access

The ground level of the house is some 4m above pavement level, and access steps are provided (as existed for the original bungalow).

Although the principal means of access is the ramped access, conforming to Building Regulations, these steps are also provided as a secondary means of access. As secondary access, these steps are not required to comply with Part M of the Building Regulations (disabled access), although they do still require to be compliant with Part K (protection from falling).

This combination of ramped and stepped access provides appropriate access for all users.

Peter Champion

Champion Associates Ltd

07732 889560

2 February 2024