

Reference: 06/17/0585/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Mr Hendrie

Proposal: Demolition of existing dwelling and replacement with two residential dwellings

Site: 70 Marine Parade
Gorleston

REPORT

1 Background / History :-

- 1.1 The property involved in the application is a detached, two storey house, there is a recently built detached three storey house to the north of the site, the southern boundary adjoins a footpath that runs between Buxton Avenue and Marine Parade and to the south of the path there is a two storey house. At the rear of the site there are two detached houses on Buxton Avenue.
- 1.2 The house was originally granted planning permission in October 1954 (ref: 3711), in 1973 permission was granted for a flat roofed garage on the south side of the house (ref: L59).
- 1.3 The original drawings submitted with the application showed two, three storey houses of contemporary design with mono-pitched roofs. Following objections from nearby residents the application has been amended to two smaller houses of similar design but with curved roofs.

2 Consultations :-

- 2.1 Highways – no objection subject to standard conditions regarding access and parking.
- 2.2 Neighbours – 9 objections were received to the original application, there are 6 objections to the revised proposal copies of which are attached. The main reasons for objection are design, overdevelopment, out of character and loss of privacy.

3 Policy :-

NATIONAL PLANNING POLICY FRAMEWORK

3.1 Paragraph 60

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek or reinforce local distinctiveness.

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.2 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.3 POLICY CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.4 Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well-lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12

- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

SAVED POLICIES FROM THE GREAT YARMOUTH BOROUGH-WIDE LOCAL PLAN

3.5 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS

OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

3.6 POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

4 Assessment :-

- 4.1 The proposed development is for the demolition of the existing house on the site that was built in the 1950's and its replacement with two new dwellings of modern design. The design principle of each house is similar being three storeys in height with curved, mono-pitched roofs but the front elevations vary in appearance and design. The houses will be taller than no. 71 to the south but not as tall as 69A to the north. The frontage of the site to Marine Parade is just over 24 metres in width so each plot will be 12 metres wide, the house on the northern plot (no. 70) will be set in from the boundary with 69A by 2 metres. There will be a gap of 3 metres between the new houses and 1.5 metres between the side of the other house (no. 70A) and the southern boundary with the passage.
- 4.2 The objections from local residents are regarding the replacement of one house with two houses, over development of the site, design, overlooking and the effect on the character of the area.
- 4.3 The principle windows to both dwellings will be at the front facing Marine Parade, there are small windows to bathrooms and stairs to the side elevations and two first floor bedroom windows in the rear elevation of each dwelling. The new houses will be closer to the rear boundary than the existing dwelling but given that there are first floor windows in the existing house and there is already an element of mutual overlooking from the surrounding dwellings the situation would not be significantly worse than that which currently exists.
- 4.4 With regards to the design of the proposed houses, Marine Parade consists of a variety of building designs representing most periods of the last century and some more recent designs, most are of conventional pitched roof style although there are some flat roofed buildings. The three houses to the north of the site have been built within the last ten years and are of more modern design than the other dwellings on this part of the road. Design is a subjective matter and the proposal will not be to everyone's taste, Paragraph 60 of the National Planning

Policy Framework states that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek or reinforce local distinctiveness.” The northern end of Marine Parade is within a conservation area but the application site is not and there is no reason why dwellings of modern design should not be built on the site providing the proportions are appropriate for the area.

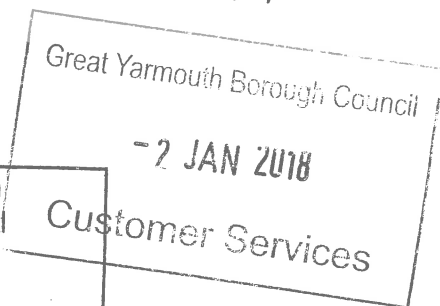
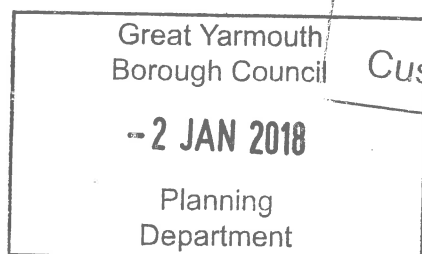
- 4.5 The footprint of the proposed dwellings will occupy approximately 30% of the area of the plots with a distance of 14 metres from the rear elevations to the rear boundary; no 69A takes up approximately 33% of the plot with the rear elevation being approximately 11 metres from the boundary. Taking this into account it would be difficult to argue that the proposal will result in an overdevelopment when compared with the recently built house at 69A.
- 4.6 The major concern with the proposal is the replacement of one dwelling with two and whether or not this will result in an overdevelopment of the site that would be out of character with the area. Saved Policy HOU17 states that “In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.” The area of Marine Parade south of Arnott Avenue generally consists of detached houses on wide plots however the dwelling immediately to the north (69A) is on a narrower plot and the two houses to the north of that (69 & Isla View) are also narrower however all three are wider than the proposed plots at the application site. The plot widths for the proposed dwellings will be 12 metres, no. 69A is just over 13 metres and the other two plots are just over 14 metres wide. Therefore the plots will be narrower than the surrounding dwellings and the initial advice to the applicant was that sub-division would be out of character and likely to be contrary to Policy HOU17. However, the submitted drawings indicate that sub-division may not have a significant adverse effect on the character of the area and in some ways a precedent was set when no. 69 was demolished and replaced with two houses albeit on wider plots than the application site. Although there is some concern over the sub-division it may be difficult to defend a refusal just for this reason at appeal and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with the aims of Policies CS1, CS2 and CS9 of the Great Yarmouth Local Plan: Core Strategy and saved Policies HOU7 and HOU17 of the Great Yarmouth Local Plan.

ACK 2/1/18

S



Oceansong
69a Marine Parade
Gorleston
Great Yarmouth
Norfolk
NR31 6EZ

21st December 2017

WITHOUT PREJUDICE

Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Dear Sir/Madam,

**RE : PLANNING APPLICATION NO. 06/17/0585/F
DEMOLITION OF EXISTING RESIDENTIAL DWELLING AND REPLACEMENT
WITH TWO NEW RESIDENTIAL DWELLINGS AT
70 MARINE PARADE, GORLESTON**

Further to your letter dated 15th December 2017 regarding the revised above application we would like to make a strong objection to the proposed development. As an immediate neighbour to the site of the proposed development, we are of the view that it will have a serious detrimental effect on the area.

We note that there is not a revised design and access statement to go with the new design, and would like to point out first of all that the original design and access statement was submitted with inaccurate information upon, namely the dimensions of the site, so would like it noted that have these inaccuracies been noted, recorded and corrected.

Although the design of the buildings have been made smaller, the layout and sitting, both in itself and relation to adjacent buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment. So we would like to formally object on the grounds of "detrimental impact regarding the visual impact of the development, impacting on the character of the area, density and over development."

From some brief research, we are lead to believe that as part of policy :
Proposals for development should be of good design and respect the character of the surroundings, and expansion of residential development will not be permitted where it would demonstrably harm the character and appearance of an area enjoyed by local residents.

Marine Parade is a prestigious road, with mostly large individual houses in large single sized plots with spaces in-between. The proposed development we feel would break with this. It is with much regret that we feel responsible for starting this process of knocking down houses on Marine Parade and them being replaced with modern structures, as there has now been an influx of people doing the same. However, up until now it has maybe been justified as the new buildings going up to the north end are being replaced with "in keeping" one residence in one plot scenario. The only exception to this being No. 50 Marine Parade, that has permission for two new residences, but that plot is substantial.

With view to No. 70, we are talking about a plot nowhere near the size of No. 50, so how can it support two houses! Also, in our defence we demolished a seventies house that was of no architectural interest and feel that what it was replaced with was a big improvement to the area. If the council were to allow these two relatively 'small' houses be squeezed into this plot, will it not open the flood gates for everybody in this area to decide that they are going to apply to put two houses on a single sized plot, this will totally spoil the integrity of this road. There needs to be some common sense applied here, the plot is clearly too small for two houses in keeping with Marine Parade and this needs to be demonstrated with guidelines and minimum requirements implemented otherwise we are going to lose the integrity of this road forever!

No. 70 is a beautiful house, it sits perfectly in its surroundings and with some renovation and possibly an in-keeping extension / enhancement(s) it would be stunning. Why would anybody want to take this lovely house down, it has so much character and charm, the loss of this house on this road would be devastating.

We would be grateful if the council would take our objections and comments into consideration when deciding this application.

With many thanks
Peter & Hayley Wilkinson

Elaine Helsdon

ACK 2/1/18

S

From: Derek Needham
Sent: 29 December 2017 11:44
To: plan
Subject: FW: PLANNING APPLICATION REF: 06/17/0585/F - 70 Marine Parade Gorleston
GREAT YARMOUTH NR31 6EZ
Attachments: GoogleEarth - 70 Marine Parade.jpg

Hello Planning Services

Further to your letter of the 15th December we have now reviewed the revised plans for this proposed development.

Whilst the revised plans show the two proposed houses to be slightly smaller in size we still maintain their construction would represent over development of the site. It is not considered the reduction in size of the properties overcomes the observations made by the Planning Officer in his pre-application advice. In our view the design of the proposed two new Houses is totally out of character to the other properties in close proximity to the development site on Marine Parade Gorleston and would stick out like a 'sore thumb' if allowed to be developed, in particular the current design and materials used, in our view, give the appearance of a dismal looking prison block. In our view the character of the properties, both old and new, in this locality must be maintained to preserve the prestige of Gorleston's Cliff top area. If this development was to be allowed it would set a precedent for other like developments on the sea front which would be a disaster for the Town.

Please read this email in conjunction with previous objection email, per copy below, covering other points. Having regard to the ongoing objections raised against this planning application we hope the council will refuse planning permission for demolition and construction of these unsightly houses.

Regards

Derek Needham

From: Derek Needham
Sent: 06 October 2017 16:05
To: 'plan@great-yarmouth.gov.uk' <plan@great-yarmouth.gov.uk>
Subject: PLANNING APPLICATION REF: 06/17/0585/F - 70 Marine Parade Gorleston GREAT YARMOUTH NR31 6EZ

Hello Planning Services

As close neighbours to the site of the above Planning Application, residing just 2 properties away, we wish to lodge a formal objection to the proposed plans.

In our view the plan to build two properties on this site, currently occupied by just one modest house, would be total over development. This view appears to correspond with that of your Planning Officer in line with information given in pre-application advice so curious as to why an application has ever been made for two properties. The site

is just not big enough to hold two properties without it having the appearance of a "Persimmon" or "Bovis" housing development, with the two houses being of same design and so close together.

Properties in Marine Parade Gorleston are prestige individual properties of significant character, albeit some are modern with significant design and construction. Unfortunately, in our view, the same cannot be said of these proposed houses, probably more suited to the French or Swiss Ski slopes! Most certainly they are not of outstanding architectural quality and design for the location as claimed by the Architect, Ben Bullen, in the Design and Access Statement. From the plans these properties give the impression of two semi-detached properties with cheap nasty looking roofs completely out of character with the Gorleston Cliff top area.

The Planning application states there are no trees or hedges within the development site, hardly correct, see attached photo from Google Earth! Must be rather concerning for Council that Professional person making incorrect statements in support of Planning Application!

Having regard to the many other objections recorded against the Application we would hope the Council will refuse planning permission.

Regards

Derek and Jayne Needham

Sandbanks
69 Marine Parade
Gorleston on Sea
Norfolk
NR31 6EZ
England

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NR31 6EZ

Google

ACK 21/12/17

S

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs Spalding

Address The Anchorage

71 Marine Parade

Gorleston

Gt Yarmouth

Post Code NR31 6EZ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

To whom it may concern.

We wish to object to the above planning application on the grounds of over development. The amended plans still attempt to cram two houses onto a plot clearly suitable for only a single dwelling. It would be a missed opportunity to redevelop this site and not construct one single premium dwelling in its place.

The amended plans still do not fit with existing properties on Marine Parade. The roof line and the prefabricated appearance are not sympathetic to nearby properties.

On a personal note the planned dwellings will be long and narrow leaving very little back garden. The proposal will deliver a long narrow house that will over look my property. This will result in a loss of privacy and light.

The amended plans still do not fit with existing properties on Marine Parade. The roof line and the prefabricated appearance are not sympathetic to nearby properties.

On a personal note the planned dwellings will be long and narrow leaving very little back garden. The proposal will deliver a long narrow house that will over look my property. This will result in a loss of privacy and light.

To reiterate we would welcome a new single dwelling in keeping with the rest of Marine Parade but object to planned application as it stands.

Your sincerely

Mr and Mrs Spalding

Date Entered 20-12-2017

Internet Reference OWPC1348

ACK 2/1/18

S

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Roshan Lal

Address 45

Buxton Avenue

Gorleston

Great Yarmouth

Post Code NR31 6HF

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

We live at 45 Buxton Avenue directly behind 70 Marine parade. We are completely against any changes to this property. We have no objection if the new built is similar to the existing structure. Current proposal will spoil the look of our neighbourhood, we loose our privacy as the new build will overlook our garden, living room and bed rooms. When we moved to this area we didn't expect all this to happen directly behind our house. This proposal will affect the resale value, and we may even find difficult to sell our house. New proposal therefore is not at all acceptable to us.

Date Entered 27-12-2017

Internet Reference OWPC1358

ACK 5/1/18

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Laurie Poulson

Address 43 Buxton Avenue

Gorleston

Post Code NR31 6HF

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

Looking at the revised drawings, one's heart sinks on seeing what look like two small, ugly boxes squeezed into a site that cannot realistically support this over-development without having a detrimental effect upon the character and appearance of the seafront.

The existing house is still much admired by visitors for its elegant contribution to the overall look of the area and for its appropriateness of scale in the way that it occupies the plot. It is true that it has been left unoccupied for a considerable period of time, but it appears to be structurally sound, as far as one can see, and with appropriate action and attention it could presumably easily be upgraded to the standards of a fine house. This would be much more in keeping with the character of the area.

action and attention it could presumably easily be upgraded to the standards of a fine house. This would be much more in keeping with the character of the area.

Failing that, it would be much better to replace it with a single house which would fit the plot.

It would be a great pity if the wish to profit from the site were to override the desire to maintain the character of the seafront.

On a technical point, as there is still no recognition in the published documentation that the site has a number of mature trees which would clearly be affected by the development, what other inaccuracies have not been addressed, such as the dimensions of the plot?

Date Entered 04-01-2018

Internet Reference OWPC1366

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew M Wemyss

Address 68 Marine Parade

Post Code NR31 6EZ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

The proposed demolishing of a fine example of 1930s architecture for a purely money making scheme is very sad indeed. There are two further examples of this in process at the moment on Marine Parade, with the demolishing of the Links house towards the south end of Marine Parade and one that was demolished at the end of last year close to Park road. The character of Marine Parade in Gorleston is at great risk of losing its identity and becoming a haven for developers looking to build the maximum sized property on any given plot. It is setting a precedent that could lead to none of the original houses left standing in the future having been raised to the ground and replaced with pig ugly designed houses such as those 2 that are being proposed on number 70 plot. Can the planning department not see how this design is completely out of character with even the newly built houses that were built on number 69's plot?

I can foresee in the next 10 to 20 years we will look back at the decimation of the fine houses on Gorleston Marine Parade and ask what an earth were the planning dept thinking of! I hope and pray that once and for all this is put to a stop. We need to take a leaf out of other similar seaside towns such as Southwold, Sheringham, Wells and the likes where common sense has been used to safeguard the look and feel of these towns for future generations.

If number 70 is allowed to be demolished it will be a very sad day and a green light for the destruction of this fine and individual sea front by unscrupulous developers with no care for our town, but only lining their own pockets with profits made by unsuitable housing crammed onto plots designed for single dwellings, something which sets Marine Parade out as a very desirable area to live, for that very reason.

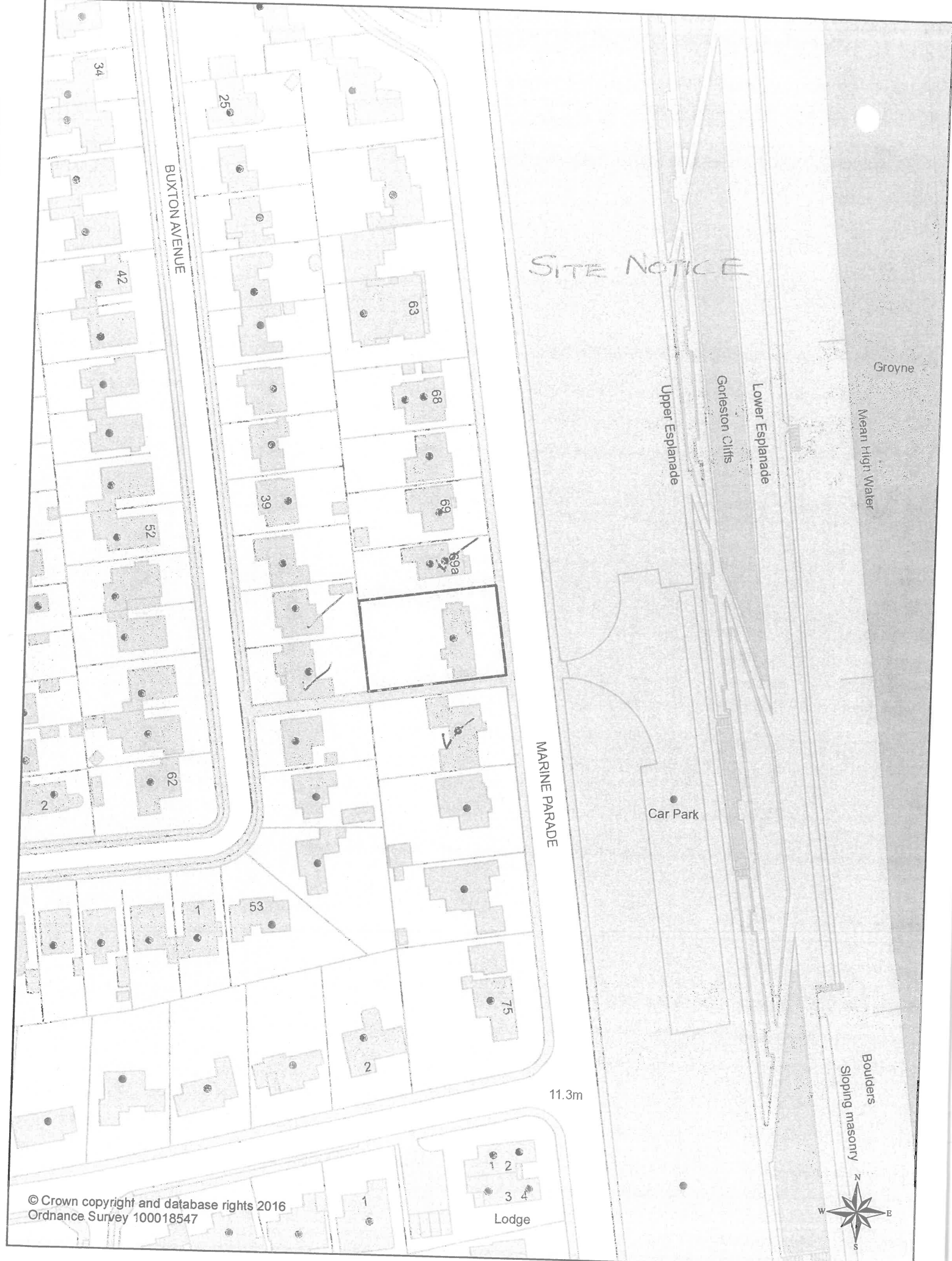
If number 70 is allowed to be demolished it will be a very sad day and a green light for the destruction of this fine and individual sea front by unscrupulous developers with no care for our town, but only lining their own pockets with profits made by unsuitable housing crammed onto plots designed for single dwellings, something which sets Marine Parade out as a very desirable area to live, for that very reason.

Where there were originally 2 houses on plots 69 and 70 if this development was to be granted there would be 5 houses in the same space, clearly over development of the site.

I also believe that the given frontal width dimensions were inaccurate on the planning application claiming it to be wider than it is in reality. I hope this has been checked by the planning department.

Date Entered 20-12-2017

Internet Reference OWPC1350



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Ordnance Survey 100018547

06/14/0885/F
To Marine Parade.