

REPORT UPDATE

Application no: M/55/24/PL
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Location: 3 & 4 Deepdene Close Middleton-on-Sea
Description: Demolition of 2 No. dwellings and garages and erection of 2 No. semi-detached dwellings. This application is a resubmission of M/24/24/PL, is in CIL Zone 4 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update:

Further comments have been received from Middleton Parish Council - They have reaffirmed their objection to an over-wall drainage solution on visual and pollution grounds. They are concerned it will create a precedent. They will withdraw their objection if a solution is found which avoids an over-wall solution, or, if the option is only used as a temporary measure, where it would be replaced with alternative solution within a year.

A response to the Parish's comments has been received from the Agent. - A over-wall solution is not required. The site at 8 Manor Way and the proposal are completely different scenarios, as 8 Manor Way has an impenetrable flood defence, whilst 3 and 4 Deepdene have traditional garden walls to their southern boundary. A drainage solution does not need to be below ground and examples have been provided. For example a pipe through the wall could be achieved.

Officers Comment:

It is unlikely that an over-wall solution will be utilised, as the garden wall itself is not a flood defence. A flood defence may be present under the garden wall, which would only be relevant should a drainage solution wish to go underground and through the potential defence. Other options of a pipe discharging above ground and through the 'garden wall' are available to the applicant, these would have minimal visual impact to the foreshore.

These comments do not alter the Officer's recommendation to approve the application.

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