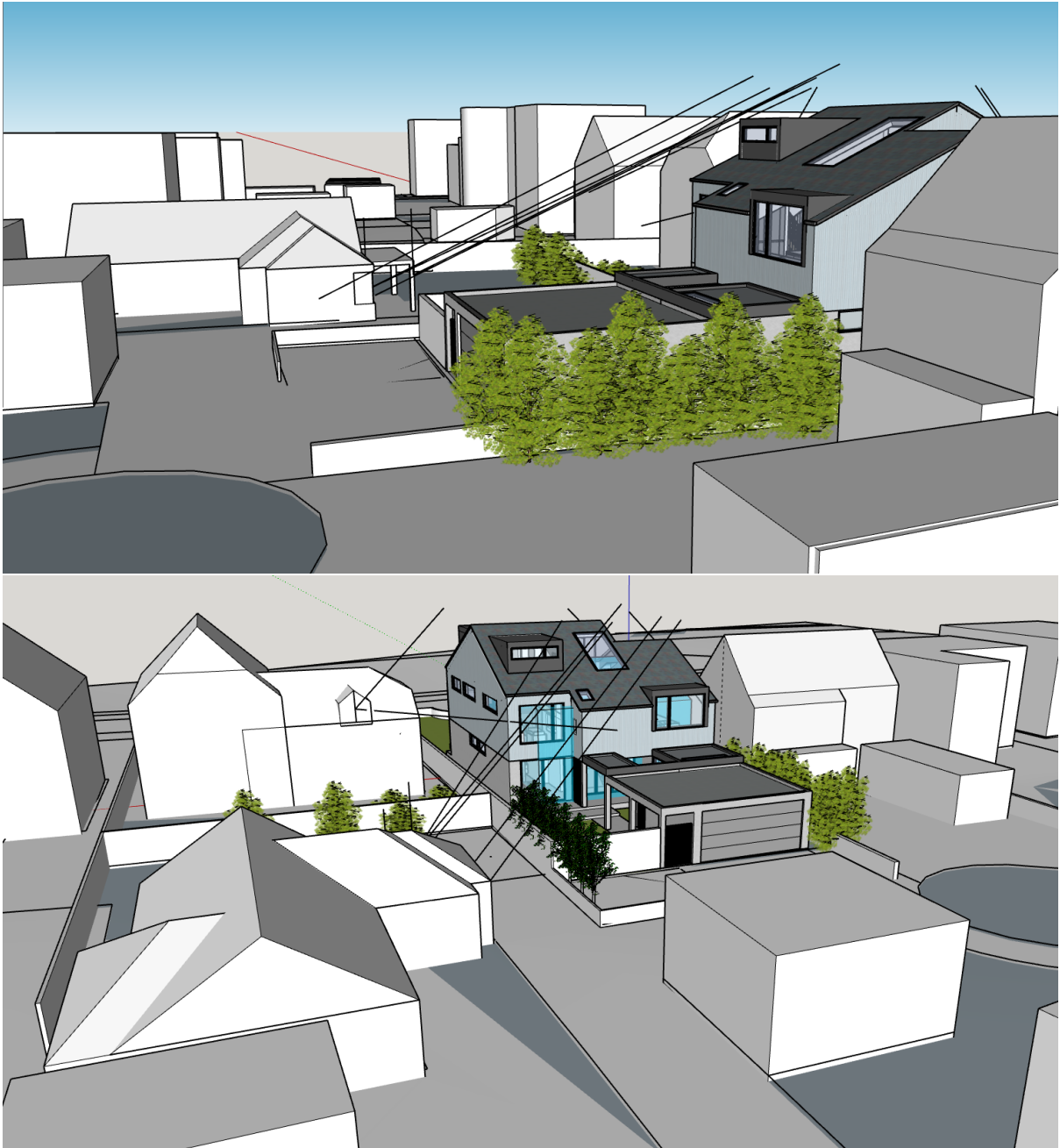
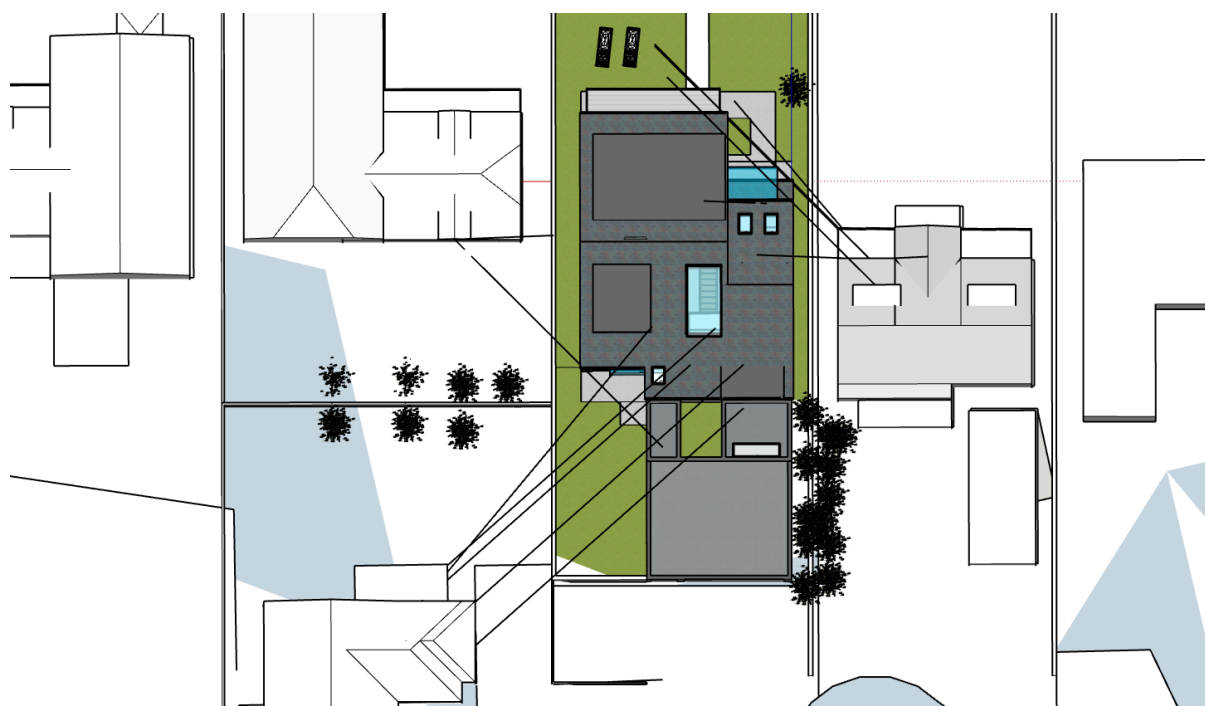


Scheme Model Drawings

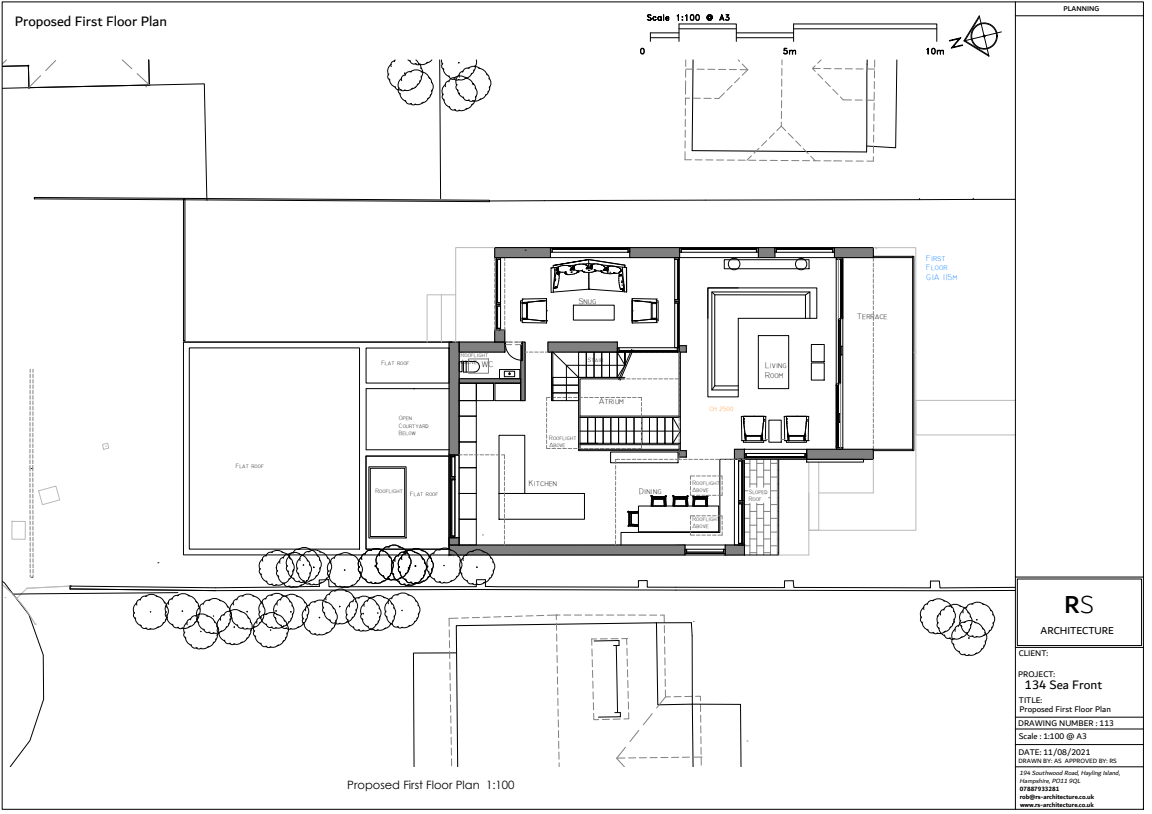
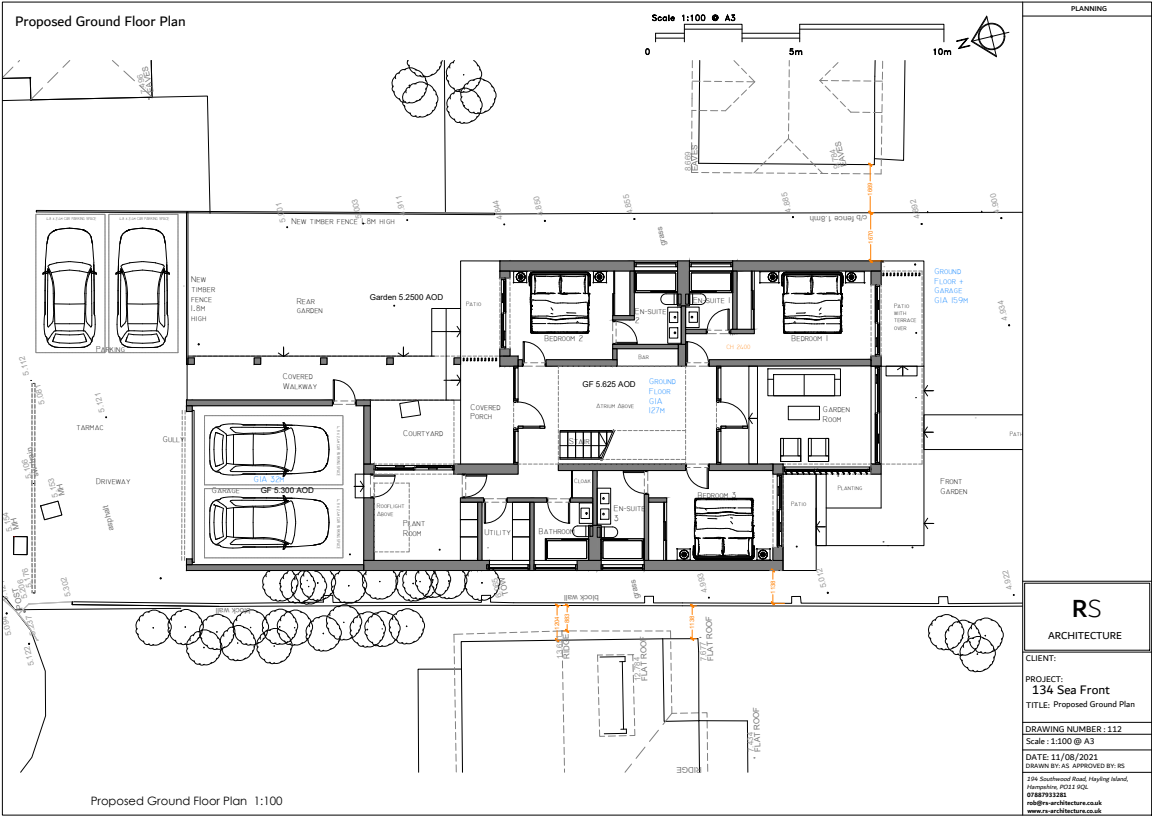


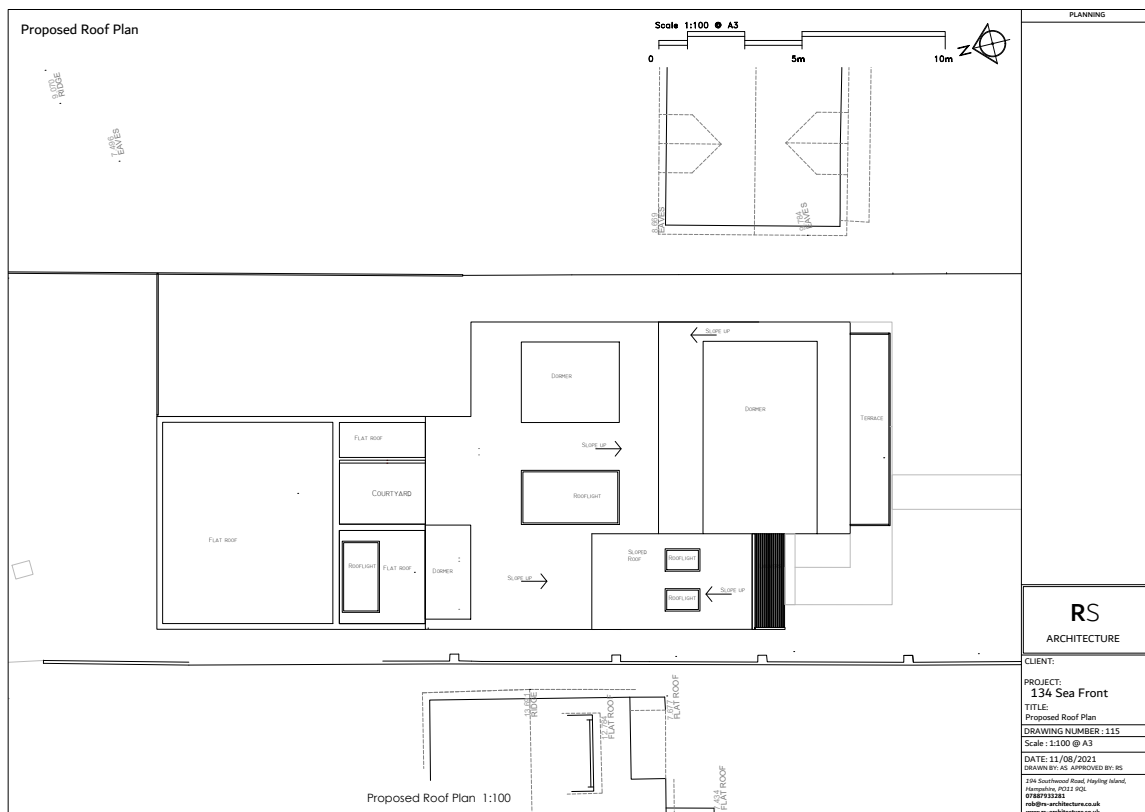
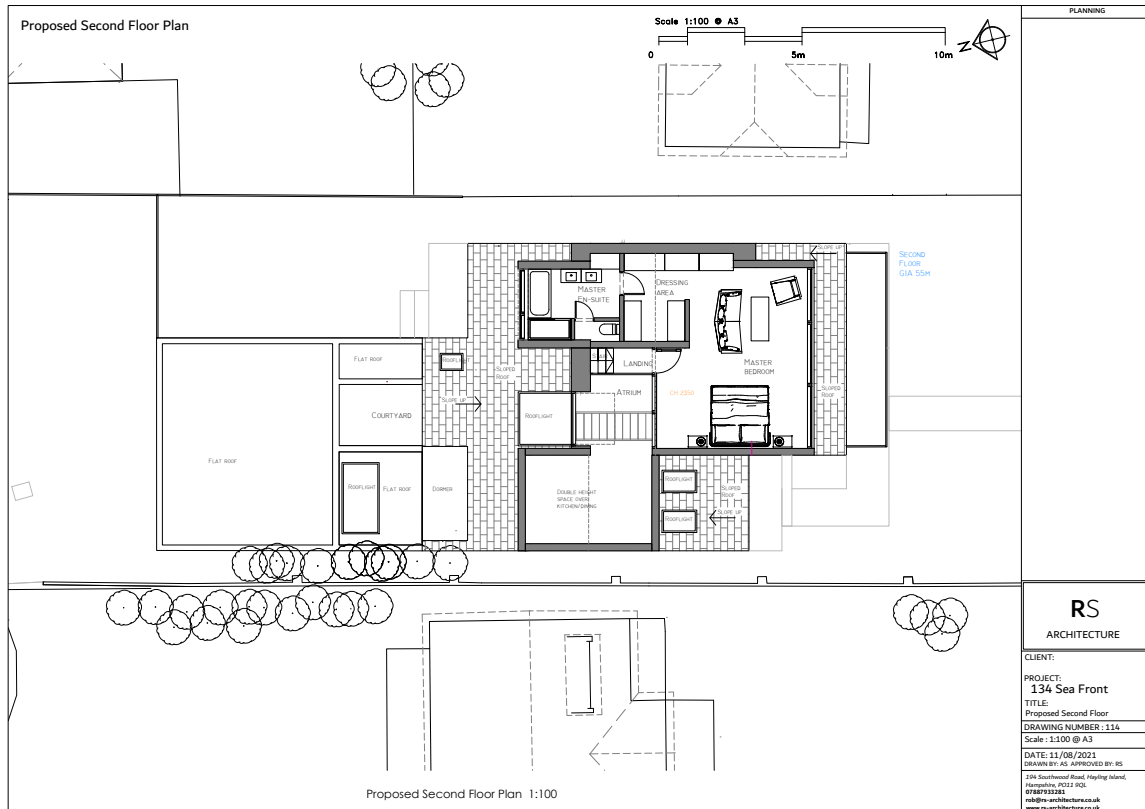


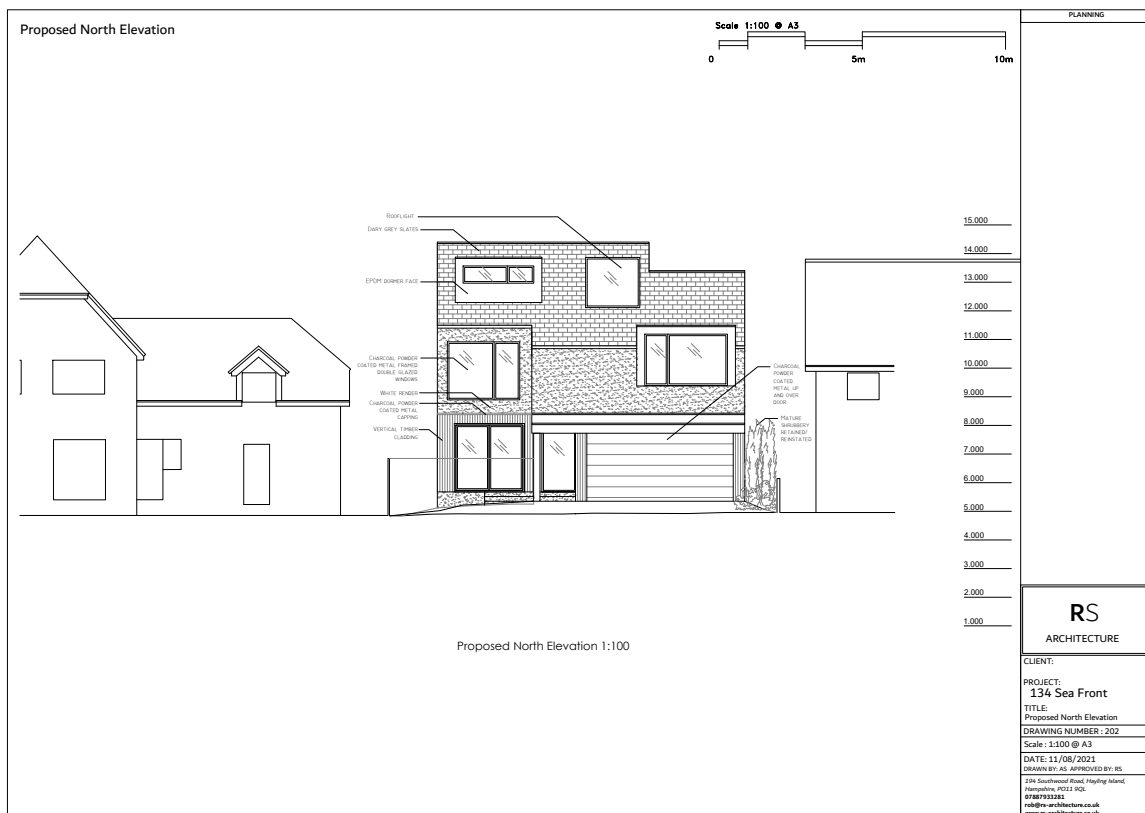




Proposed Floor Plans and main elevations







5 Conclusion

5.1 The proposed replacement building provides an exciting and well considered residential building that is both an elegant architectural statement and a building that blends with its natural and built context, making the most of its seafront location. The development is comfortably spaced, fully respects the amenities of neighbouring properties to the side and rear and is a considerable improvement on the current building.

5.2 The scale, siting and design of the proposal is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property fits comfortably within its site context and reflects the spacing of the existing building and adds positively to the townscape context, with a more varied roof form and more contemporary design that takes full advantage of the sites seafront setting.

5.3 The applicant will implement a sensitive landscape scheme; the garden and southern terrace area will include indigenous plant species that are found in the coastal area and more naturalistic hard surfaces such as shingle paths and lawn.

5.4 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The application is for a replacement dwelling in a built-up area where the planning policy framework both recognises and indeed supports such development. The planning balance of the proposed development clearly points to the approval of the application, the applicant is committed to building a property of quality, that is adaptable and will help embed him in the local community for some time to come.