

From: 
To: [NEW East 1](#)
Subject: Re: Planning Inspectorate APP/X1735/W/24/3348661: Creek Cottage, PO10 7HR
Date: 28 October 2024 09:53:09
Attachments: [image756964.png](#)
[image971032.png](#)
[image149144.png](#)
Importance: High

Dear Stephen

Further to the submission of the Council's Statement of Case and third-party comments, I can confirm that all relevant points have already been dealt with in submissions to date. I do, however, wish to make the following comments.

We would invite the Inspector to walk along the foreshore and to view properties in the vicinity of the Appeal Site to establish the varied character of development that prevails. In particular, we would invite the Inspector to view 24 Beacon Square a recently constructed contemporary dwelling on the foreshore. We see no reason for the Inspector to view the site from the harbour by boat. Adequate analysis is achievable from the foreshore and the Inspector will be able to assess the scale and disposition of the proposed dwelling within the site and any resultant impact.

It is noted that in both the Council's Statement and the comments from The Harbour Conservancy Board that the Inspector is being invited to pay no regard to the findings of the Design Review Panel commissioned by the Appellant. This is because the advice was paid for and is not independent. All advice sought from design review panels has to be paid for as they are providing a service to applicants. The impartial and independent advice lies in the substance of the comments received from qualified architects in relation to each and every scheme design. As set out within the Framework, the advice from Design Review Panels should be accorded significant weight. Furthermore, the Council quotes paragraph 139 of the Framework, at paragraph 2.8 of its Statement, highlighting that significant weight should be afforded to "...outstanding or innovative designs...". There is nothing in the Council's evidence of substance to suggest that the Appeal Scheme is poorly designed. This is particularly important when the Council, in making its determination, sought no advice on matters of design. The primary assessment of the Appeal Scheme in design terms from the Council is that it is "...big and boxy...". By any measure of design analysis this assessment cannot be regarded as sufficient to over-ride the findings of a series of qualified professionals from the Design Review Panel, who have no doubt spent a considerable period of their lives studying design matters. The Council could have sought its own advice from the Design Review Panel, but it chose not to do so.

Design is a highly subjective matter, but the achievement of high-quality design does not occur by merely following the form of existing outdated architecture and

mimicking the form and character of prevailing housing. This does not deliver design evolution, enhance the aesthetics of a neighbourhood, or allow opportunities for the introduction of high levels of sustainable design and construction. It is fundamentally wrong for Council's to be dictating the design rationale for all new development, as this does stifle change and innovation and the opportunity to enhance the design characteristics of an area. In this regard, requiring all new housing to have 'pitched roofs' is a clear example of the Council 'dictating' the design approach. This conflicts with the objectives of paragraph 139 of the Framework.

The Appeal Scheme results in a change to the style of local housing by introducing a building with a flat roof and a contemporary design. That's all it does! The design of the dwelling is different to other houses nearby, but in the Appellant's view the form, massing and scale are neither harmful nor out of character with the mixed style of housing in the locality. The Appeal Scheme would result in no adverse harm either to the character of the area or the setting of the national landscape which it adjoins.

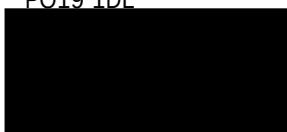
We trust the above comments will be taken into account in the determination of the Appeal.

Kind regards

Kris

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