

Twineham Parish Council objects to application DM/25/0281 on the following grounds.

1. The application to vary the conditions relevant to application DM/24/1727 seeks to establish the new raised ground levels as the “approved” ground levels for the construction that is already underway on site.

2. The effect on the original approved plans under DM/24/1727 of the raised ground level and re landscaping of the entire site have come to the attention of the Flood Risk & Drainage Team of MSDC, see letter attached, who have objected to the same proposed drainage scheme as part of the new application DM/25/3050.

Therefore, the drainage department’s objection is relevant to this variation of conditions application.

3. As previously stated in relation to application DM/25/3050, the whole site is currently being re shaped in terms of ground levels. One of the drawings does indicate that the whole house site, as previously consented, is now proposed to be 0.86m higher than before. (Originally 13.56m FFL v 14.39FFL).

The site plans have now been revised to show the new proposed ground levels, but not the cross-section drawings showing overall building heights.

The cross-section drawings need to be revised to show the “existing ground level” and the “new ground level” for comparison, as this will raise the whole site up increasing the visual impact on the street scene and neighbouring properties.

4. The Heritage Statement re submitted as part of application DM/25/3050 is out of date (revised March 2023) as it does not take into account the proposed raised ground levels. The low profile of the original design was highlighted as a mitigation to the neighbouring listed building.

The original application should not be amended and these proposals for a raised dwelling are unacceptable in this sensitive location in the countryside.