

PLANNING APPLICATION REPORT

REF NO: M/103/11/

LOCATION: 44 Southdean Close
Middleton on Sea

PROPOSAL: Single storey front extension to replace existing porch and single storey rear extension to replace existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 600 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low wall to front boundary and shrubs. Rear and side boundaries 1-1.8 metre high walls.
SITE CHARACTERISTICS	Detached, two storey dwelling with hipped, tiled roof and cream pebbledash on the elevations. Access to beach at rear.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising detached two storey dwellings and 3-4 storey block of flats.

RELEVANT SITE HISTORY

M/28/51	Weather protection to doors and windows	Approve 19-11-1951
M/28/51/A	Alterations & additions	Approve 10-11-1954

REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Permitted development restriction
No public sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks consent for the construction of a single storey rear extension with balcony above to replace a glazed conservatory (3.3 x 3 x 13.5 metres) single storey porch (3.8 x 3.2 x 2.4 metres) and utility room extension (2.7 x 3.5 x 3.4 metres) to the front of the property.

The proposed front porch extension would have a hipped, pitch roof clad in plain roof tiles, with supporting oak posts and coloured render to match the existing dwelling. The utility room extension would have part flat, part hipped tiled roof with coated aluminium windows and coloured render. The property has a large front garden and is set back approximately 13 metres from the

road frontage. The front extensions are visually subservient to the dwelling and are an appropriate design in keeping with the existing property. The front extensions would not conflict with the 45 degree line taken from the ground floor window of the adjoining property at No. 45. As such, the proposal would have no adverse impact on residential or visual amenity.

The proposed rear extension would replace a glazed lean-to. The proposed extension would span the width of the property at a depth of 3.3 metres under a flat roof with first floor balcony above. The rear extension would be rendered and incorporates a glazed balustrade, height 1.1 metres, with privacy screens 1.5 metres high either side, to prevent direct overlooking and loss of privacy to neighbouring properties. As such, views would predominantly be of the sea. The proposed balcony would therefore not have a materially adverse impact on the amenities of neighbouring occupiers.

The proposal also seeks to colour render and half timber gables on the front and rear elevations of the property. This is not considered to have a significant impact on the character of the dwelling or visual amenity.

It is therefore recommended that planning permission is granted, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing no. 1107/SR01 Site Block and Roof Plan - as Existing, Drawing no. 1107/C01 Site Block and Roof Plan - as Proposed, Drawing no. 1107/SR02A Floor Plans and Elevations - as Existing received on 17 November 2011, Drawing no. 1107/CO2D Floor Plans and Elevations - as Proposed received on 23 December 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The first floor rear balcony hereby permitted shall not be brought into use until privacy screens are installed.

Reason: To protect the amenities of adjoining residential properties, in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in

that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.