Ref: M/106/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed bedrooms with dormers in roof of existing bungalow, new porch entrance & replacement conservatory. 5 Ancton Close, Middleton-on-Sea.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.02 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Slightly undulated.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Low brick walling to still frontage. Mixture of fencing and trees/shrubbery surrounds the rear of the application site.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of pale yellow brick walls and a tiled roof. Gable end. Protruding pitched roof element to front west side. Integral garage.
CHARACTER OF LOCALITY	Residential cul-de-sac. Surrounding properties are a mixture of one and one-and-a-half storey dwellings. No. 7 Ancton Close is a detached bungalow, with no windows in the roof. No. 3 Ancton Close is a detached bungalow with 1 no. roof light to the north roof slope facing towards the application site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
M/21/57/	Bungalow and garage.	Approved 18-09-1957.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Middleton-on-Sea Parish Council	No Objection.
Local Groups	None
Other	None.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, CH1, DEV1.
Arun District Local Plan: GEN2, GEN7, DEV19.

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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 the proposed extensions and alterations would not detrimentally affect the residential amenities of any neighbouring dwelling by way of overbearing effect, loss of privacy or loss of light, and nor would they detract from the established character of the surrounding residential 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.

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CONCLUSIONS

The proposal would involve a single storey porch extension to the front of the property; a replacement rear conservatory and a loft conversion to the dwelling. The loft conversion would include the addition of 2no. Dormers to the front of the property and 3 no. Dormers to the rear roof slope.

The application site is positioned adjacent to Ancton Close, being bordered by residential properties and their gardens to the east, west and south sides. The closest dwelling to the west is No. 7 Ancton Close, a detached bungalow with no windows in the roof. No. 3 Ancton Close is a detached bungalow located east of the site, which has 1 no. roof light to the west roof slope facing towards the application site. It is noted that 1 No. Dormer is proposed to the front easterly side roof slope of the property and would face towards this neighbouring site. However, it is noted that this proposed window would face towards the front of this neighbouring property and further, a gap of 5m would be retained between the proposed dormer and this neighbouring dwelling. It is therefore considered that the proposed dormers would not detrimentally affect the residential amenities of ~~any~~ neighbouring property by way of loss of privacy or overlooking effect. With regard to the proposed porch and conservatory extension, it is considered that due to their single storey nature, together with boundary screening they would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

It is considered that the proposed dormers would represent an acceptable form of development, being of a modest scale and pitched roof design that would echo the protruding pitched roof element of the main dwelling. Further, the dormers would be set down below the main roof line, allowing a level of visual subservience to be achieved, as viewed from the street scene. It is noted that the surrounding area is characterised by detached bungalows and chalets bungalows and therefore the proposed conversion of the property from a bungalow to chalet bungalow would appear in keeping with the character of the surrounding area. Most notably, No. 9 Ancton Close is a chalet bungalow and No. 11 has a small dormer within the roof slope.

The proposed porch extension is considered to be of an appropriate scale and design that would appear in keeping with the style of the main building and would not appear as an obtrusive form of development. Furthermore, the replacement conservatory would be of an acceptable scale, siting and design that represent an acceptable form of development. It is noted that the proposed conservatory would be completely screened from the street scene by the main dwelling.

It is concluded that the proposed extensions and alterations would not detrimentally affect the residential amenities of any neighbouring dwelling by way of overbearing effect, loss of privacy or loss of light, and nor would they detract from the established character of the surrounding residential area. It is therefore recommended that the application be approved, subject to the conditions outlined overleaf.

RECOMMENDATION M/106/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: M/106/07/

1 **To Addressee**

2 **Site Address**

5 Ancton Close
Middleton-on-Sea

3 **Description of Development**

Proposed bedrooms with dormers in roof of existing bungalow, new porch entrance & replacement conservatory.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of the porch; the brick plinth of the conservatory; and the side cheeks and roofs of the dormers hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, CH1.

LOCAL PLAN: GEN7, DEV19.

NATIONAL POLICIES: PPS1.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Miss C Forrest