

PLANNING APPLICATION REPORT

REF NO: M/110/11/

LOCATION: 90 Ancton Way
Middleton-on-Sea

PROPOSAL: Application for outline planning permission with all matters reserved for proposed replacement of existing chalet bungalow with new 4 bed chalet bungalow

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to replace an existing chalet with a larger chalet. The application is in outline application with all matters reserved.
SITE AREA	0.5 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development. Tree screen at the rear.
BOUNDARY TREATMENT	Hedging to front, fencing and hedging to west, wall to east and hedging and trees at the rear.
SITE CHARACTERISTICS	Chalet brick with window in gable end. Chimney. Brick. Tiled roof.
CHARACTER OF LOCALITY	There are bungalows either side. The road consists of chalets which have been recently constructed.

RELEVANT SITE HISTORY

M/38/11/	Application for outline planning permission for proposed replacement of existing chalet bungalow with new chalet bungalow	Approve Cond 04-08-2011
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REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection.

None.

Comments on Representations received:

Noted.

CONSULTATIONS

Environment Agency

Consultations responses received:

Environment Agency:

Awaited.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

TPO Tree at rear boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)

[GEN12](#)

[GEN10](#)

The Form of New Development

Parking in New Development

Tidal Flooding and Coastal Defence

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS3

Housing

PPG13

Transport

PPS25

Development and Flood Risk

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 conflict with relevant Development Plan policies in that it would represent an overbearing form of development on the neighbouring property due to the proposed scale of the building.

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

PRINCIPLE

The site lies within the Built-Up Area Boundary and is to demolish the existing dwelling and

replace with a larger dwelling. Development is acceptable in principle subject to development control criteria regarding visual and residential amenity. The application is an outline application with all matters reserved.

SITING

The existing dwelling is 7.5m x 7.5m, the proposed footprint is 12m x 15m which includes a garage projection of 8m. The proposal sets the building further back into the site, leaving a gap of 5.5m to the front away from 88 Ancton Way which reduces the impact on that neighbour, however it is considered that the scale of the proposed dwelling would appear overbearing on that property at the rear due to the fact that the neighbouring property is less than one metre off the boundary.

SCALE

The proposal is for a 4 bedroom house, with lounge, study, dining room, kitchen and utility room. This is considered to be acceptable to modern standards, however, the scale of the rooms is resulting in a large dwelling. The scale is in keeping with that similarly approved at 92 Ancton Way under M/127/89. However the dwelling proposed needs to be considered against current guidance and consequently it is considered that this results in an adverse impact on the neighbouring property at 88 Ancton Way because of the boundary relationship between the two properties in conflict with policy GEN 7 and advice in government policy PPS1 and PPS3. A more modest form of development was previously approved in outline M/38/11.

DESIGN

The indicative drawing shows a 1.5m dwelling 8.7m in height with a double garage with bedroom over gable ends projection. The design is similar to surrounding new dwellings that have been recently approved.

ACCESS

There is no proposed alteration to the existing access and therefore no highway safety issues.

FLOOD ISSUES

The applicant has submitted a Flood Risk Assessment and subject to applying the mitigation measures required the proposal should not result in any adverse effects on flooding.

SUMMARY

The proposal is considered to be unacceptable as the scale of the development represents an overbearing form of development on the neighbouring property at 88 Ancton Road.

RECOMMENDATION

REFUSE

- 1 Having regard to the site and its relationship to existing residential properties the proposal would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with policy GEN7 of

the Arun District Local Plan.