

M/123/05**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Replacement porch & garage rear extension. 128 Elmer Road, Middleton on Sea.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Retrospective application for a front porch measuring approximately; 4.2m in width, 3m in depth with a maximum height of 3.7m. Retrospective application for a garage extension measuring approximately; 5.5m in width, 3.3m in depth and 4.2m in height. With a pitched roof dormer to the side measuring approximately; 1.8m in width, 2.9m in depth and 1.9m in height.
SITE AREA	675 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing and 2m high walling to rear and 1-2m high walling to front.
SITE CHARACTERISTICS	Chalet style property with four pitched roof dormers, blue/green stained timber weather boarding, pitched slate style roof material, double detached garage timber clad and stained to match the house with extension and pitched roof dormer to side.
CHARACTER OF LOCALITY	Residential area, on a main road consisting of a mix of 1 and 2 storey detached properties and some flats.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Middleton on Sea Parish Council	No objection
LOCAL GROUPS	None
One letter of support	The porch is very pleasing to look at and it very much compliments the quirky nature of Elmer. I hope that such an exciting positive addition to local street-scape will be allowed.

M/123/05**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : 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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.</p>

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 legislative background.

CONCLUSIONS

The porch and garage extension have been constructed, they are of acceptable design and scale and are well integrated with the existing building. The dwelling house and separate garage have been clad

M/123/05**CONCLUSIONS**

in matching stained weather boarding which has been included on the newer additions to further aid their visual integration. Both the porch and the garage extension are considered to be visually subservient to the existing building and due to the distance between boundaries it is not considered that this development has an adverse overshadowing or overbearing affect on neighbouring properties. The garage extension includes a pitched roof dormer to the east roof slope and serves a small 'play room' with a narrow step ladder staircase leading up to it; the dormer is not considered to cause demonstrable harm through overlooking. Lastly the porch addition, although unusual, is not considered to compromise the character of the street.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that this application is approved.

