

M/139/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- 1 x new dwelling 101 Middleton Road Middleton-on-Sea
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application retrospective, site visit established building built.
SITE AREA	0.09 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	11 dwellings per hectare
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Mixture of hedging and fencing
SITE CHARACTERISTICS	Detached two-storey property
CHARACTER OF LOCALITY	Residential. 1½ and 2 storey detached properties with mixture of style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
M/16/03	Alterations to ground and first floors to provide four bedroom family accommodation & new garage	Withdrawn 14-04-2003
M/52/03	Alterations to ground and first floors to provide four bedroom family accommodation & new open barn style car port	Refused 01-07-2003
M/101/03	Alterations to ground, first floor and garage to provide four bedroom family accommodation	Approved Conditionally 16-09-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Middleton Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
 Within Area of Special Character
 Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, CH1, DEV1, DEV5
 Arun District Local Plan: GEN7, GEN12, AREA1

PLANNING POLICY GUIDANCE

PPS1: Delivering sustainable development
 PPS3: Housing
 PPG13: Transport

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 within the Area of Special Character, and parking provision.

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 proposal is considered to would have no materially adverse effect on either the visual or residential amenities of neighbouring properties or surrounding within the Area of Special Character, or on parking provision.

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.

M/139/07**CONCLUSIONS**

Whilst it is noted there is additional built form to the rear and side elevations, sufficient distance remains retained between the building and neighbouring dwelling house properties, so as to avoid adverse overshadowing and overbearing effect. Such distance also ensures no adverse overlooking and loss of privacy onto the rear and front neighbouring properties.

No first floor side windows are present, whilst in planning approval M/101/03 windows were present in both; therefore there is reduction in overlooking. This can be controlled in the east elevation through condition. It would be difficult to justify imposing condition controlling the west elevation since, in M/101/03 the Local Authority did not consider it prudent to do so. Site exhibits sufficient on-site parking provision to accord with Local Plan standards.

In regard to the front elevation, the style and design of the building is near identical to the resultant building that would have been constructed if planning approval M/101/03 was implemented. The building as a whole is of style and design that is sympathetic to surrounding properties, so as not to be considered detrimental to the street scene or wider locality within the Area of Special Character. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION

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TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: M/139/07/

1

To Addressee

2

Site Address101 Middleton Road
Middleton-on-Sea

3

Description of Development

1 x new dwelling.

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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.



RECOMMENDATION

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CONDITION 1 No windows or other openings shall be constructed in the first floor east elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property 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 of Special Character and parking provision, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH1, DEV5

LOCAL PLAN: GEN2, GEN7, GEN12, AREA1

NATIONAL POLICIES: PPS1, PPS3, PPG13

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

Case Officer: Mr M Porter