PLANNING APPLICATION REPORT

REF NO: **M/19/08/**

LOCATION: 12 Harefield Road
Middleton

PROPOSAL: Alterations & extensions to dwelling plus detached garage to replace existing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey dropping to single storey, rear extension,and rear conservatory to measure at maximum approximately; 9m in height, 11.5m in length, and 12m in width Free standing single storey garage building, to measure at maximum approximately; 5m in height, 6.7m in length, and 6.5m in width
SITE AREA	Approximately 738 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence, reinforced by shrubs approximately 1.5 - 1.8m in height
SITE CHARACTERISTICS	Two-storey property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with properties of various style and design. Corner approach to Harefield Road tree lined.

RELEVANT SITE HISTORY

Reference	Description	Decision

REPRESENTATIONS

Representations received:
Middleton Parish Council
Middleton-on-Sea Parish Council: No objection

One letter of representation: Subject to no window overlooking East Avenue on first floor extensions, no objection.

Comments on Representations received:
Noted. No first floor windows exist in the East Avenue elevation. Even if there were, the distance retained between the extension and neighbouring property would mitigate the majority of overlooking so that remaining would not be unacceptable.

CONSULTATIONS

Consultations responses received:
None

Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

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 and residential amenities of the locality.

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

With regard to residential amenity, sufficient distance is retained between the property (as extended), garage building, and surrounding properties so avoiding adverse overshadowing and overbearing effect. A certain amount of overlooking and loss of privacy would result. However the first floor windows in the south elevation are high-level in design, with approximately 3m retained between those windows and south boundary, so ensuring the majority of overlooking is mitigated with that remaining not unacceptable. Greater distance is retained between the remaining first floor windows of both the extensions and garage building, so avoiding unacceptable overlooking.

With regard to visual amenity, the extensions are visually integrated with existing property. Although the garage building abuts the highway, it is of domestic scale and bulk with sympathetic design to surrounding buildings, including a similar scale outbuilding alongside. For these reasons, the proposal would not be obtrusive in the street scene.

It is therefore recommended the planning application be approved, subject to the conditions set out overleaf.

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 materials and finishes of the external walls and roofs of the extensions and garage building, and the external plinth wall of the conservatory 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor and above in the south elevation of the extensions hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance

with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 The garage building shall be used as a private domestic garage in connection with No. 12 Harefield Road, Middleton-on-Sea only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 This permission relates to the plans as submitted and amended by substitute plans dated 27-03-2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

6 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: LOC1, DEV1

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.