

PLANNING APPLICATION REPORT

REF NO: M/1/11/

LOCATION: Retreat
Rose Avenue
Middleton On Sea

PROPOSAL: Addition of first floor to existing bungalow

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 9.5m (maximum) in width, 11.6m in depth and 6.9m in height from ground floor level.
SITE AREA	Approximately 180 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall, north and south side boundaries close boarded fencing approximately 1.8m in height, rear eastern boundary close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with single storey extension on north side, detached garage on south side with concrete driveway, two wooden sheds in rear garden. The property has red brickwork and cream painted render, red tile hanging on gables, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Residential with predominantly bungalows terraced and semi-detached but some two storey detached properties of various styles and designs.

RELEVANT SITE HISTORY

M/1/06/	Single storey side extension to the kitchen area incorporating a separate internal larder.	Approve Cond 16-02-2006
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REPRESENTATIONS

Representations received:
Middleton Parish Council
No objection

1 Letter of Objection

Out of keeping with the road/estate as all properties up to the Retreat including Shaw Close are single storey in height. There are further properties along Rose Avenue with two floors that are in a section but these do not overshadow the bungalows.

The second floor extension will have an impact on the amount of daylight we receive.

Additional toilets and shower facilities would add to the sewage and drainage issues.

Result in a higher volume of traffic through the private estate having an impact on the fees paid by the residents for the road maintenance and possibly reducing the overall value of the current properties.

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

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 conflict with relevant Development Plan policies in that it would have a materially adverse affect on the visual amenities of the locality and have an adverse impact upon the established character of the surrounding 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.

CONCLUSIONS

The detached bungalow is sited on a corner plot with Shaw Close and Rose Avenue. The majority of properties on the eastern side of Rose Avenue leading up to the Retreat including Shaw Close are single storey and the immediate property to the south No 12 is single storey.

The application seeks to construct a first floor extension to the bungalow which would create additional accommodation comprising four bedrooms, two with en-suite and a bathroom. The proposed first floor extension would increase the height of the present building from 5.1m to 6.9m. The neighbouring bungalow to the south No 12 is sited approximately 5m away and on the north side elevation of this property facing the proposal there are four windows, two of which are obscure glazed. The proposed first floor extension has three windows at first floor level on the south side elevation facing No 12, the two high level windows serve the bedrooms, the third window which would be obscure glazed serves an en-suite and at first floor level on the rear east elevation are two windows that serve the bedrooms. It is not considered that these windows would create any harmful overlooking or loss of privacy to the occupiers of No 12 or neighbouring gardens to warrant a refusal. However, the first floor extension by reason of its height and bulk would be out of keeping with the adjacent properties to the north and south and would not appear visually subservient to the main building and therefore contrary to criteria (ii) of Policy DEV19 of the Arun District Local Plan.

The proposal would be out of character with the existing single storey properties in the street scene and would conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed first floor extension by reason of its height and bulk would be out of scale and not subservient to the existing building and would appear incongruous in the street scene. The proposal would be prominent and detrimentally affect the visual amenities of the area and would conflict with policies GEN7, DEV19 of the Arun District Local Plan.