PLANNING APPLICATION REPORT

REF NO: **M/31/11/**

LOCATION: 23 Templesheen Road
Middleton

PROPOSAL: Application for renewal of unimplemented planning permission M/17/08 for change of use of outbuilding to annexe and conversion of garage to bedroom.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 350 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open with gravel driveway, rear has chain fencing on concrete posts approximately 1.5m in height, east side boundary has close boarded fencing approximately 1.8m in height, west side boundary elevation of neighbouring property.
SITE CHARACTERISTICS	Semi-detached property has rear extension with balcony above. The property has white rendered walls, white window frames with a red tiled roof. Outbuilding the subject of this application has smooth rendered walls with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential with single storey and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

M/17/08/	Proposed outbuilding change of use to annexe and conversion of garage area to bedroom.	Approve Cond 18-04-2008

REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
No Public Sewer
PDR on M/17/08

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 amenities of the locality or the residential amenities of the adjoining properties, nor would it 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 application seeks to renew a previous planning application M/17/08 which was approved on the 18th April 2008 for the change of use of the outbuilding to annexe and conversion of garage to bedroom.

The outbuilding is sited in the rear garden of the property and comprises a kitchen, living area, bathroom and garage. The conversion will involve the garage being changed to a bedroom with

minor fenestration changes with the up and over garage door being replaced by a window.

The outbuilding being to the rear of the site is well screened and it is not considered that there would be any resultant increase in activities, noise and disturbance which would detrimentally harm the residential amenities of neighbouring properties. However, a condition will be imposed that the accommodation be occupied solely for purposes ancillary to the occupation and enjoyment of No 23 as a dwelling and shall not be used as a separate unit of accommodation.

There have been no material change in policy/circumstances and it is therefore recommended that planning permission should be granted, subject to the following conditions.

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 development hereby approved shall be carried out in accordance with the following approved plans: Block 1.500, Floor/Elevations Drg No 01a received on 15th April 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No 23 Templesheen Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.