

PLANNING APPLICATION REPORT**REF NO:** M/35/08/**LOCATION:** 26 Sea Way
Elmer Sands
Middleton on Sea**PROPOSAL:** Extension and alterations to provide 3 bedrooms, bathroom, ensuite and stairhall.
(Resubmission following M/154/07)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	<p>The proposed conservatory measures approximately 3m in length by 3.6m in depth by 3.2m (maximum) in height.</p> <p>The proposed roof extension measures approximately 8.5m in length by 10.2m in depth by 2m in height (7m in height from ground level).</p> <p>The proposed side dormer measures approximately 3.5m in length, 2m in depth by 3m in height.</p>
SITE AREA	Approximately 322 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	<p>Front boundary has dwarf brick under 1m in height, north side boundary has dwarf brick wall + trellis approximately 1.2m in height, south side boundary has close boarded fencing approximately 1.8m in height.</p> <p>Rear boundary has close boarded fencing approximately 1.8m in height, north side boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing approximately 1.8m in height.</p>
SITE CHARACTERISTICS	Detached bungalow with attached garage on north side, lobby on south side, extension on rear, wooden shed in rear garden. The walls are rendered painted white, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Mixed residential area comprising detached bungalows, chalet type properties and detached two storey properties of various styles and designs.

RELEVANT SITE HISTORY

M/154/07/	Extensions & alterations to provide 3 Bedrooms, bathroom ensuite & dressing room	Refused 21-01-2008
M/26/60	Alterations & additions	Permit'd Devel 19-10-1960

REPRESENTATIONS**Representations received:**

Middleton Parish Council

No objection.

3 Letters of Objection (two from same household)

The windows on the western elevation will overlook our property. The proposed extension constitutes over development of the site when compared to the size of the plot and the adjacent properties. No provision has been made for off-street parking that may be required for a house of this type. The neighbouring property No 28 will lose light and sunlight particularly during the winter months).

Comments on Representations received:

Noted. The proposal would introduce two new windows at first floor level in the west facing elevation but the distances between properties mean this would not result in significant harm by reason of overlooking. Although the extension is not visually subservient to the main dwelling it is not considered that the proposal would be an overdevelopment of the site, unneighbourly to neighbouring properties or obtrusive in the street scene. For these reasons and those set out in the conclusions section of this report, the proposal is recommended for approval.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary
Area of Special Character
Middleton-on-Sea Village Design Statement

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 CH1 DEV1	Locational Strategy Character High Quality Development
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 not to comply with the relevant development control policies in that the extension would not be visually subservient to the existing dwelling.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations, including the Middleton-On-Sea Village Design Statement, to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

The proposed extension would not detrimentally affect the residential amenities of any neighbouring dwelling by way of overbearing effect, harmful overshadowing, loss of privacy or overlooking, nor would it detract from the character and appearance of the surrounding residential area.

CONCLUSIONS

The detached bungalow is within a residential area where there are a mixture of dwellings comprising two storey, bungalows and chalet type properties of various styles and designs. The immediate properties to the north and south Nos 24 and 28 are bungalows which are set back from No 26, No 30 is a two storey property and No 22 a chalet which are set forward like the proposed extended dwelling and are of a similar height to the proposal.

The application is a re-submission of a previously refused application M/154/07 for a roof extension to create additional residential accommodation which was refused on the grounds that the proposed extension would be out of scale with the existing building and not subservient to the existing dwelling.

The existing lobby and store on the side and rear elevation are to be demolished and the existing sun room on the rear elevation is to be replaced with a larger conservatory that will create an additional floor area of 3.6m. The extension at first floor level will increase the height of the building from 5.2m to 7m which is lower than the previously submitted application which was 8.2m in height. The additional residential accommodation will comprise three bedrooms, bathroom and en-suite with the provision of a balcony area to the front of the property.

The neighbouring property to the rear 1 Elmer Close is approximately 16m from the proposal.

There are two windows proposed on the rear which serve the bedroom and bathroom and the bathroom window will have obscure glazing. It is considered that there is adequate distance retained between the proposal and No 1 not to cause harmful overlooking or loss of privacy to the occupiers of this property. The neighbouring property to the south No 24 is set back from the proposal and it is not considered that the dormer on the south side elevation of the proposal which serves the en-suite would cause any overlooking or loss of privacy to the occupiers of this property. A condition is to be recommended requiring that the window have obscure glazing. The neighbouring bungalow to the north No 28 which is set back from No 26 is approximately 1.5m from the application site. This property has an ancillary lounge window on the south side elevation that will overlook the proposal but due to the position of the roof light on the north elevation which serves the stairwell it is not considered that this would create any overlooking or loss of privacy to the occupiers of No 28. However, the extension may cause some overshadowing and loss of light to the occupiers of No 28 but it is not considered to be of a harmful nature to warrant a refusal. The windows and balcony area to the front of the property may create a certain amount of oblique overlooking and loss of privacy to the properties to the east of the site. However, with a distance of approximately 27m to these properties it is not considered that this would be of an unacceptable level to warrant a refusal.

Taking the above into account, it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

Although the extension is not visually subservient to the main dwelling, the proposal would not be unduly obtrusive in the street scene, nor would it harm the character and appearance of the surrounding residential area given the existing mixed nature of dwellings comprising two storey, bungalows and chalet bungalows sited in the street scene.

It is therefore recommended that the application be approved, 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 dormer window on the south elevation of the roof extension shall at all times be glazed with obscured glass and shall consist of at least two lights divided horizontally with the bottom light being permanently fixed and only the top light capable of being opened.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 3 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, CH1, DEV1

LOCAL PLAN: GEN2, 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.