**M/40/06/**

## PLANNING APPLICATIONS REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Extension.<br>27 The Byway, Middleton on Sea. |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above. The proposed extension will be to the rear of the dwelling and will comprise a ground floor extension measuring approximately; 1.9m in width and 3.5m in length with the roof continuing the existing cat slide roof.<br><br>There will also be a first floor dormer extension measuring approximately 3.6m in width projecting a maximum of approximately 1.6m in height and 1.9m in depth. |
| SITE AREA | Approximately 0.0925 ha. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominantly flat. |
| TREES | Several trees up to approximately 4m in height that will be unaffected by this application. |
| BOUNDARY TREATMENT | The rear of the dwelling is kept by 2m high close-boarded fencing with trees and shrubs up to approximately 4m high. |
| SITE CHARACTERISTICS | A two storey semi-detached dwelling formed of cream painted render walls and a hipped roof formed of brown plain tiles. The rear roof elevation is part cat slide with a small dormer window. |
| CHARACTER OF LOCALITY | A residential road comprising a variety of 1, 1½ and 2 storey detached and semi-detached dwellings. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Middleton on Sea Parish Council | No objection. |
| Local Groups | None |
| Others | None |

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## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Designated Area of Special Character |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1,
Arun District Local Plan : GEN7, DEV19, AREA1
Middleton on Sea Village Design Statement

## 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.

## 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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding Area of Special Character.

## 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.

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## CONCLUSIONS

The proposed works comprise a relatively small ground floor extension, not projecting beyond the existing ground floor level, with a rear dormer above. This extension is considered to be visually subservient to the existing dwellinghouse and in-keeping in style and design. The extension is not considered to be obtrusive on the street scene or in conflict with the surrounding Area of Special Character due to its location at the rear of the dwelling and the varied design of neighbouring dwellings.

In terms of neighbouring residential amenity, it is accepted that this proposal will build up to the neighbouring boundary fence. However, it is not considered that this proposal will cause any adverse effects by way of either overlooking, overshadowing or overbearing. This is due to existing 2m high boundary screening and extensions to the rear of No. 25 including a similar but smaller sloping roof extension, a pergola approximately 3m high and a relatively large conservatory.

The north-facing dormer window is not considered to cause any overlooking due to a distance of approximately 75m to the nearest dwelling in the north. However, it is considered necessary and acceptable to condition that no windows be constructed in the cheeks of the dormer so as to minimise any possible adverse overlooking.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding Area of Special Character.

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

**MIDDLETON** M/40/06/

Extension

27 The Byway
Middleton on Sea

**RECOMMENDATION**

**Approve Conditions**

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 roof of the extension and dormer 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 No windows shall be constructed in the cheeks of the dormer 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, DEV19 of the Arun District Local Plan.