

PLANNING APPLICATION REPORT

REF NO: M/41/09/

LOCATION: 174 Elmer Road
Middleton on Sea

PROPOSAL: Amendments to previously approved application M/14/09/ - Demolition of front garage, construction of new front extension, first floor extension, new rear dormer, construction of pitched roof to existing flat roofed eastern dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 613 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly on a higher level than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wall + conifer screening on part boundary approximately 1m-2.5m in height, east and west side boundaries hedging approximately 2m-3m in height. Rear boundary has wall approximately 1m in height then foreshore, east side boundary wall + hedging approximately 3m in height, west side boundary has wall + trellis approximately 1.5m in height.
SITE CHARACTERISTICS	Detached two storey property with attached garage to front western side, dormers to side. The property has brickwork painted white, red tile hanging on dormers and a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising a mixture of two storey detached, chalet and bungalows of various styles and designs.

RELEVANT SITE HISTORY

M/14/09/	New ground floor front extension to replace existing garage and alterations to roof.	Approve Cond 30-03-2009
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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:

Within Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 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 chalet style property is set back from the main road by approximately 13m and has an attached garage that projects forward of the dwelling on the western side. The neighbouring property to the east No 176 is a detached bungalow and to the west a two storey property.

A previous approved application M/14/09 was for a ground floor extension to replace the existing garage and alterations to the roof and this application seeks to amend this scheme. The garage to the front is to be demolished and a pitched roof extension is proposed that will create a dining room. The proposed extension is wider than the existing garage and will project out approximately 1m longer than the existing structure. A first floor extension is proposed on the western side which will provide additional shower/wc accommodation with the addition of a window on the rear elevation. A new pitched roof is proposed on the existing dormer on the eastern side with the addition of a window on the rear. There is an existing balcony at first floor level on the rear of the property with access from a small dormer and the application seeks to extend this dormer with patio doors with a higher balcony of 1.1m.

There are no properties to the rear and the neighbouring bungalow to the east No 176 which is sited approximately 3m away has no windows in the roof. The existing dormer has a window so it is not considered that the extended roof would create any additional overlooking than existing. The neighbouring two storey dwelling to the west No 172 is sited approximately 2m away. The existing dormer has a window that fronts this property and the proposed extension has two windows at first floor level. In view of their position and the absence of windows in the roof space of the neighbouring property No 172 it is not considered that they would create any additional overlooking than existing. The increased dormer to the rear, extended balcony area and the addition of two windows to the rear of the dormers would not detrimentally harm the occupiers of the neighbouring properties No 172 and 176 by way of adverse overlooking or loss of privacy.

The proposal is considered to be visually subservient, would not be obtrusive in the street scene, nor would it harm the established character of the surrounding residential area.

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 materials and finishes of the external walls and roof of the extensions 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 **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

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.