

PLANNING APPLICATION REPORT**REF NO:** M/48/09/**LOCATION:** Willowcroft
2 East Close
Middleton on Sea**PROPOSAL:** New ground floor lounge/sitting room/garage extension plus new first floor bathroom/en-suite.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.15 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fence approximately 1.8m high to side and rear, supplemented by mature trees and hedging.
SITE CHARACTERISTICS	The site is a detached two storey dwelling, with white painted brick faced lower elevations, and cedar shingled upper elevations. There is currently a balcony to front. The roof is hipped with plain tiles.
CHARACTER OF LOCALITY	The site is located in a residential road dominated by two storey dwellings set in spacious plots.

RELEVANT SITE HISTORY

M/74/04/	Alterations to and extension of existing house(two storey). Re-submission of M/40/04	Approve Cond 03-08-2004
M/136/04/	1 no. replacement dwelling.	Approve Cond 16-03-2005
M/67/05/	1 replacement dwelling. Re-submission of M/136/04	Approve Cond 03-08-2005
M/27/52	House	Approve Cond 04-02-1953
M/39/82	Ground floor extension to form new playroom	Approve Cond 16-06-1982

REPRESENTATIONS

Representations received:

Middleton Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Area of Special Character

Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[AREA1](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Areas of Special Character

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

MDS

Middleton-on-Sea Village Design Statement by
Middleton PC

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

Principle

This application seeks to construct a single storey 'wrap round' extension to 2 East Close, projecting from the front, rear and northern (side) elevations of the existing dwelling.

The proposed extension would measure, at maximum, approximately 12m in width, 20.4m in depth, and 3.9m in height.

Visual Amenity

The proposed extension would have a false hipped roof, to match the hipped roof on the existing dwelling. It is noted that the roof is to be tiled, however no specific details of the type of tile have been given and as such it is considered prudent to recommend a condition stating that the roof tiles of the proposed extension shall match those of the existing dwelling.

The upper elevations of the existing dwelling are currently clad with cedar shingles. These are to be removed, and the elevations plastered and painted, so that the elevations of the extension would be in keeping with the remainder of the dwelling.

It is therefore considered that by reason of its scale, design and materials, the proposed extension would be in keeping with the existing dwelling and, whilst it may be visible from the street scene, it is not considered to have a significant effect on the visual amenities on the surrounding Area of Special Character.

Residential Amenity

Whilst the proposed extension is relatively substantial in size, it is to be located approximately 1.5m away from the boundaries with the adjacent properties, and has a maximum height of approximately 3.9m. As such it is considered that the proposed development would not have an overbearing impact on neighbouring dwellings.

The proposed extension includes the insertion of several windows, including a substantial amount of glazing to the rear, the position of these additional windows at ground floor level is such that it is considered that they would not give rise to significant overlooking.

Conclusions

It is considered that the proposed development would not have a significant impact on the visual or residential amenities of the locality.

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 roof tiles of the proposed extension shall match those of the existing dwelling.

Reason: In order to preserve the visual amenities of the Area of Special Character, in accordance with policies AREA1 and GEN7 of the Arun District Local Plan.

- 3 This permission relates to the plans as submitted and amended by substitute site plans dated 10th July 2009.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 4 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 of the locality, or on the surrounding Area of Special Character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA1, 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.