PLANNING APPLICATION REPORT

REF NO: M/57/08/

LOCATION: 27 North Avenue
Middleton on Sea

PROPOSAL: New roof to incorporate rooms, front extension, rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval for a modified roof level with an increase of approximately one metre and creation of a more integral square-shaped unit. This will allow for two new bedrooms internally. There will also be four rooflights to rear and three to the front. The extension is to be situated to the front and measuring approximately 2.4 metres in length and approximately 1.3 metres in its projection. The conservatory will be to the rear and measure approximately 2.6 metres in length, approximately 1.8 metres in width and approximately 2.9 metres in height.
SITE AREA	Approximately 385 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary is edged with vegetation at approximately 1.5 metres in height. To rear there is close boarded fencing at approximately 1.8 metres in height supplemented by dense vegetation exceeding approximately 1.5 metres in height.
SITE CHARACTERISTICS	A bungalow with rough rendered elevations painted cream in colour. The roof is hipped with slate roof tiles. There is timber boarding on the dwarf pitched section to front. An integral garage is also present.
CHARACTER OF LOCALITY	Situated within a cul-de-sac and on a private road, the property in question is located in a residential area with bungalows, chalet bungalows and two storey detached properties.

RELEVANT SITE HISTORY

M/13/64	Addition	Deemed Perm 08-05-1964

REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Comments on Consultation responses:

Comments noted. An Informative will be included to emphasise the importance of locating public sewers in the area and possible proximity to the development.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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

This proposal will incorporate a modification to the roof with an extension and conservatory to form a broadly square-shaped footprint. The current rather disjointed arrangement of the property with pitched and flat roof contributions will be replaced with a more integral design. Therefore, it is considered that the proposal will be ~~more prepossessing~~ an improvement visually.

The modified roof will increase the property by approximately one metre in height but this is considered acceptable given the separation distance to the nearest property which is Number 29 to the north of around 3 metres. Additionally, the road of North Avenue has examples of chalet bungalows and two storey detached properties. This lack of homogeneity is considered to accommodate the proposal as well. Further, there is a path running along the southern perimeter of the site which creates further distance from the properties of Numbers 21, 23 and 25 to the south.

The roof conversion will allow for two bedrooms to be installed but will give rise to three rooflights to front and four to rear. Despite this, it is considered that whilst some overlooking will result, it will not be at a demonstrable level of harm.

The proposed extension to the rear will be diminutive when set against the size of the property with a length of approximately 1.3 metres. The rear boundary treatment is considered remarkably efficient at minimising the visual impact of the proposal with dense vegetation exceeding 1.5 metres but commonly extending to approximately 2 metres in height.

In consequence of the above factors, it is considered that the proposal is unlikely to give rise to any adverse effects including overshadowing, overlooking, overbearing effect or loss of privacy. If such effects do occur then it is considered that these will not be at a demonstrable level of harm.

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

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 of the extension and conservatory and roof of the proposal hereby permitted shall match in colour and texture to 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:

The applicant is advised of the attached comments from Southern Water, dated 1st August 2008.

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 on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.