PLANNING APPLICATION REPORT

REF NO: **M/57/09/**

LOCATION: 15 Aspen Way
Middleton on Sea

PROPOSAL: Two storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 400 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m high surrounds the perimeter of the rear garden. There are several mature trees and hedges on the rear and northern boundaries of the site.
SITE CHARACTERISTICS	The site is a semi detached property with brick faced elevations, dark framed windows and a concrete tiled hipped roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

M/47/91	Conversion of integral garage to dining room and construction of new 1.5 storey side extension incorporating garage with bedroom over.	Approve Cond 05-08-1991

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

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

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

This application seeks to construct a two storey extension to the side of 15 Aspen Way, Middleton. The proposed extension would measure approximately 4.3m in width, 8.9m in depth, and would have a maximum roof height of approximately 8.4m.

The extension would be constructed with face brickwork and concrete tiled to match those of the existing dwelling. The roofline of the proposed extension would be flush with the existing, and would have a half hipped roof, similar to that of the original dwelling.

It is therefore considered that by reason of its scale, design and materials, the proposed extension would not represent an incongruous addition to the existing dwelling, and as such would not have a materially adverse effect on the visual amenities of the locality.

Whilst it is appreciated the extension is quite substantial in size, no.15 Aspen Way occupies a corner plot which is much larger than others in the cul-de-sac, and as such it is not considered that the extension would result in an over-development of the site.

Indeed, there would be a distance of approximately 18.5m between the extension and the flank of the property in closest proximity, no.14 Lilac Close, which lies to the north of the site. The property to the rear, no. 8 Marlowe Close, is located over 20m away from the flank of the proposed extension. It is therefore considered that the proposed extension would not have an overbearing impact on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing.

The distance of the proposed extension from no.8 Marlowe Close is such that the proposed 1st floor window on the rear elevation is such that it is not considered to give rise to overlooking. However, it is considered that the 1st floor window on the side elevation of the extension, designed to serve a bathroom, may have potential to overlook the amenity space to the rear of no.14 Lilac Close, and as such it is recommended that a condition be added in order to ensure this window is obscure glazed.

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 first floor window on the northern elevation of the building shall at all times be glazed with obscured glass.

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

3 This permission relates to the plans as submitted and amended by substitute site plans dated 12th August 2009.

Reason: For the avoidance of doubt.

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

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

Middleton-On-Sea Village Design Statement

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.