

PLANNING APPLICATION REPORT

REF NO: M/91/11/

LOCATION: 2 West Close
Middleton on Sea

PROPOSAL: First floor extension above lower roof of existing dwelling to form 2 bedrooms.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 7.7m in width, 8m in depth and 3.8m (maximum) in height.
SITE AREA	Approximately 714 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has hedging approximately 1.5m in height with wooden ranch gates, rear has close boarded fencing approximately 1.8m, side boundaries close boarded fencing + shrubs approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached two storey property with single storey element on the northern side, detached building in rear garden, single storey extension on southern side in course of construction. The property has white smooth rendered walls, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Private residential estate comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

M/68/87	Alterations and extensions to existing dwelling	Approve Cond 27-07-1987
M/22/63	Alterations additions drainage & carport	Approve 05-02-1964
M/11/68	Extension of dining room	Approve 21-02-1968

REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection

5 Letters of objection (4 from same address)

Ground floor extension being constructed on the side of the property without planning permission.

Extensive flooding in the area.

Extension has two additional bedrooms, is there a need for this as they are only a retired couple.

Garage in the back garden cannot be accessed by cars and can be seen above the 2m fence.

Inaccurate plans do not show the two storey rear extension on No 1 West Close.

The proposed two storey extension would block out light into the neighbouring property No 1.

No windows or ventilation proposed in bedroom 6.

Solar panels on No 1 would be affected by the proposal.

Drainage and increased risk of inundation to neighbouring properties.

Plans do not look high enough to accommodate habitable rooms at first floor which raises concerns that the roof construction is likely to be higher which would exacerbate loss of light to neighbouring property.

Parking is not adequate for a six bedroom house.

Extended size is not proportionate to the plot.

Comments on Representations received:

Objection comments noted

The single storey extension being constructed on the side of the property is of a size that could be "permitted development" not requiring the submission of a formal planning application.

Southern Water have been consulted regarding flooding in the vicinity but they have no records of any incidents at No 2 or 3 West Close and their formal response is that the proposed first floor extension would not have an effect on flooding problems.

Applicants motives for extension is not a material planning consideration.

Garage in the back garden is not part of this application and has been in situ for many years.

Plans do not show extension on the neighbouring property No 1 but the case officer has visited the site on two separate occasions and is aware of this extension.

The proposed first floor extension is set forward of the neighbouring extension at No 1 so it is not considered that this would be overbearing or create any harmful overshadowing to the occupiers of this property.

Roof plan now shows the addition of two roof lights to be installed in the roof valley which will allow light into bedroom No 6.

Due to the position of the solar panels on the main building of No 1 it is not considered that the extension would affect their siting.

Drainage would be a consideration under the Building Regulations.

Plans would have to be submitted to comply with Building Regulations and room heights would be controlled under their legislation.

The applicant has confirmed that the property is not going to be used for any commercial activity, providing additional accommodation for grand children and visitors.

The first floor extension is to be constructed over the existing footprint so it is not considered that this is disproportionate to the existing plot.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water

There have been foul and water flooding difficulties in the area but we have no record of any incidents at either No 2 or 3 West Close. A formal application for connection to the public sewerage system is required in order to service this development and if the application receives planning approval an informative should be attached to the consent.

Comments on Consultation responses:

Noted

If approved, an informative will be attached to any decision regarding the connection to the public sewerage system.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Area of Special Character
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA1	Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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SUPPLEMENTARY POLICY GUIDANCE

MDS	Middleton-on-Sea Village Design Statement by Middleton PC
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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 detached property has previously been extended with a single storey extension on the northern side and the application seeks to construct an extension above part of the single storey element to create first floor accommodation which will comprise two bedrooms with en-suite.

The proposed first floor extension will be no higher than the existing roof line and will have two dormer windows to the front and a dormer on the rear which serves bedroom No 5. The roof line when viewed from the northern side has a pitched roof with valley and there are no windows on the north side elevation at first floor level.

The existing single storey extension is sited approximately 1m from the northern side boundary with the neighbouring property No 1 West Close. Although not shown on the submitted block plan this property has a two storey rear extension that is sited approximately 6m away although it is set back from the proposed first floor extension. There are two windows at first floor level facing No 2, one which serves a bathroom and the other a bedroom. On the rear elevation of No 2 there is an existing bedroom window at first floor level and the proposal has a dormer window which would serve a bedroom but it is not considered that the introduction of an additional window would create any additional overlooking or loss of privacy than currently exists. Two windows are also proposed on the front elevation, one to serve the en-suite and the other a landing area and the one nearest No 1 which serves the en-suite would be obscure glazed to avoid any potential overlooking to the neighbouring property No 1. There are two roof lights proposed which will be set in the valley of the roof to provide light into bedroom No 6 and in view of their siting it is not considered that these would create any harmful overlooking or loss of privacy. In view of the absence of windows on the north flank wall of the extension fronting No 1 it is not considered that the first floor extension would detrimentally harm the occupiers by way of overbearing affect, harmful overshadowing, overlooking or loss of light to recommend refusal.

The proposal is considered to be of an acceptable size and height that is visually subservient to the host building, would not be obtrusive in the street scene or out of character and appearance with the Area Of Special Character and surrounding residential area.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Block 1:200 & 1:500, Proposed Elevations 1:50 received on 2nd November 2011, Proposed First Floor Plan 1:100 received on 20th December 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

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

- 4 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The bathroom window on the front elevation of the extension 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.

- 6 INFORMATIVE: Southern Water have requested that a formal application for connection to the public sewerage system will be required in order to service this development, please contact Atkins Limited, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688) or www.southernwater.co.uk.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, AREA1

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.