

Report of the meeting of the Development Control Post-Committee Site
Inspection Panel held on 10-FEB-2009

REF NO: M/98/08/

LOCATION: 4 Sea Way
Middleton-on-Sea

PROPOSAL: Front two storey extension

Present: Councillors Haymes (Chairman), Oliver-Redgate, Mrs. Maconachie, Mrs. Stainton.

Apologies for Absence: Councillors Mrs. Hazelhurs, Mrs. Hall, Bower, Mrs. Harrison

Cllr Oakley attended as Ward representative

The Inspection Panel assessed the following report from the Conservation Manager as requested by the Development Control Committee:-

"In my opinion the proposal which introduces gabled forms to the front of the building is an improvement over the existing flat roofed ground floor extension and flat roofed dormers. It is more in keeping with the character of the Area of Special Character. There will be some visual obstruction to the side gable at No.2 but the sense of the form of the Local List will still be seen from the street.

The Ward Representative requested viewing from the neighbouring property at No.2 Sea Way, which the Panel agreed to do. After careful consideration and a site inspection from the neighbouring property it was considered that the proposal was unacceptable."

The site Inspection Panel did not agree to the officer's recommendation to approve but determined to recommend that the application be REFUSED for the following reason:

The extension would result in overbearing and loss of light to the side windows of the neighbouring property No.2 Sea Way, Middleton. It therefore conflicts with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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PLANNING APPLICATION REPORT**REF NO:** M/98/08/**LOCATION:** 4 Sea Way
Middleton-on-Sea**PROPOSAL:** Front two storey extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed two storey extension measures approximately 6.6m in width, 3.7m in depth and 6.5m (maximum) in height.
SITE AREA	Approximately 0.13 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.2m in height, east side boundary hedging approximately 2m in height, west side boundary has close boarded fencing approximately 1.8m in height. Rear boundary has established tree screening with mixture of hedging approximately 2m in height to side boundaries.
SITE CHARACTERISTICS	Detached two storey property that has previously been extended. Front and side dormer, attached double garage on west side. Paved driveway with black wrought iron entrance gates. The property has rendered walls painted cream with wooden cladding on upper level, red tiled roof.
CHARACTER OF LOCALITY	Private residential estate with detached properties on large plots of various styles and designs.

RELEVANT SITE HISTORY

M/3/08/	Rear two storey extension	Approve Cond 26-02-2008
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REPRESENTATIONS**Representations received:**

Middleton Parish Council
Middleton Parish Council
No objection

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15 Letters of Objection

Over development of the site.

Would have a detrimental impact on the appearance and setting of the neighbouring property Dyke Cottage, 2 Sea Way which is a Building of Special Character.

Dyke Cottage's west elevation would be obscured by the proposed extension.

Loss of light to neighbouring property.

Contrary to the Middleton-On-Sea Design Statement.

At the present time there is an open aspect, the proposed extension will remove this and obscure the unusual roof and side elevation of Dyke Cottage.

Adverse visual impact on the view from Sea Way.

Lorries and vehicles being parked in Sea Way and blocking entrances when building work is in operation.

1 Letter of Support

The proposed extension will improve the front elevation and replace an existing flat roof extension. As the new extension will only extend about 2ft 6inches beyond the footprint of the existing conservatory it will not in any way affect any other property.

Comments on Representations received:

Noted.

The proposed two storey extension replaces an existing flat roof single storey extension and will only project out approximately 1.3m more than the existing structure. There is adequate amenity space to the front and the extension is set well back from the front of the site by approximately 20m.

It is accepted that the gable end on the side west elevation of Dyke Cottage will be partly obscured by the proposed extension when viewed from the western approach to Sea Way but this is not considered to be of a significant loss to warrant a refusal.

The Middleton-On-Sea Village Design Statement has been endorsed as a material planning consideration by the Council and the advice contained therein has been afforded appropriate weight in the determination of this application. However, in this instance, there are other considerations carrying greater weight which would suggest that permission should be granted for the proposed development.

It is considered that the extension will compliment the existing dwelling and is an improvement on the existing flat roof structure. It would not be visually intrusive in the street scene or impact on the view from the front of the site in Sea Way.

Inconvenience from building work and parking of vehicles in Sea Way is not a material planning consideration.

CONSULTATIONS**Consultations responses received:**

None

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Comments on Consultation responses:

None.

POLICY CONTEXT

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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
	-	Middleton-On-Sea Village Design Statement

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 and the Area of Special Character.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise

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than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The detached property which is sited within a private residential estate is set well back from the front boundary by approximately 20m.

A previous application M/3/08 which was approved in February, 2008 was for a two storey and single storey extension to the rear of the dwelling. This application seeks to remove the existing sun room on the front elevation and replace this with a two storey extension that will be the same height as the existing roof line. The extension will comprise a new sun room on the ground floor, bedroom above with balcony area which will be accessed from the master bedroom. The existing flat roof sun room extension projects forward of the main dwelling by approximately 2.6m and the proposed extension which is sited on the same footprint will extend out by approximately 3.7m. The extension will be sited approximately 3.5m from the neighbouring property No 2 and the eaves have been lowered so as to lessen the impact on No 2.

The neighbouring property No 2 which is two storey has three windows on the ground floor which serve the kitchen/diner, hallway and secondary window serving the living room, a landing window and obscure glazed bathroom window at first floor level. Whilst it is accepted that there may be some overshadowing and loss of light to this property in the afternoon it is not considered to be of a harmful nature to warrant a refusal by reason of the separation distance of 3.5m and the design of the roof eaves of the extension.

The extension is considered to be of an acceptable design and size that will compliment the existing building and is an improvement on the existing flat roof extension. It would not have a detrimental impact on the Area of Special Character.

The extension being set back from the front boundary by approximately 20m would not harm the open aspect, nor would it be obtrusive in the street scene or affect the character and appearance 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.

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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, its character and the Area of Special Character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1

LOCAL PLAN: AREA1, 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.