

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: M/100/25/HH

LOCATION: 9 Central Drive  
Middleton-on-sea  
PO22 7TT

PROPOSAL: Single storey front extension, removal of chimney, and alterations to fenestration.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

M/25/14/HH	New front porch, single storey rear extension and conservatory.	ApproveConditionally 12-06-14
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**REPRESENTATIONS**

Middleton Parish Council - No objection.

No representations received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers - No response received.

Coastal Engineers - No response received.

**POLICY CONTEXT**

Lidsey Treatment Catchment Area.

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

REPORT\_1011(ODB)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
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**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site contains a two storey detached property with large rear garden. The proposal is for a single storey front extension, removal of chimney and amendments to fenestration; the proposal would be visible from the street scene.

The proposed porch would replace an existing smaller porch, extending approximately 0.8m further towards the eastern flank of the host dwelling and would be built to approximately the same height (3.6m). The proposed porch would not encroach further to the north than the existing porch, remaining marginally set back from the garage to the west. The porch would have a pitched roof similar to the existing, sympathetic to the roof form of the host dwelling.

The current porch comprises an open canopy towards to western flank, accommodating the front door on the eastern elevation. The extension proposed would lose this open element, with the front door being relocated on the front elevation. Whilst this would create a more imposing frontage, the extension would remain subservient to the host dwelling and would not detract from the visual amenity or character of the area, therefore is in accordance with Arun Local Plan policies D DM1 and D DM4.

A new window is proposed on the south elevation at first floor level to accommodate an amended internal layout. The window is to be located centrally, similarly to the window proposed for removal, and would not have an impact in regard to design and visual amenity.

Currently, the host dwelling has a chimney, which is proposed for removal as part of the application. Central Drive has a varied street scene with both recently developed, modernised dwellings without chimneys as well as older, more traditional designs with their original chimney. The removal of the dwelling would not result in harm to the visual amenity of the host dwelling or character of the area.

It is proposed to introduce light-coloured window frames to the fenestration at first floor and ground floor level on the north elevation. The proposed porch would have a new window to serve the ground floor accommodation and, as mentioned previously, would include a new front door with obscurely glazed, full length windows either side. Central Drive has a varied street scene and material palette; the proposal would not harm the visual amenity of the local area and as such, is in accordance with Arun Local Plan policies D DM1 and D DM4.

**NEIGHBOURING RESIDENTIAL AMENITY**

The proposal, whilst marginally larger in footprint, would not extend further towards the front of the site than the existing porch and would not be built to a greater height. As such, the proposal would not give rise to any overbearing or overshadowing impacts on neighbours. The new window on the rear elevation would also have no impact in this regard.

The proposed porch would not offer any views that could not be achieved from the existing porch or front garden, and as such has no impact in regard to overlooking. The window proposed on the southern

elevation would replace an existing window and be installed approximately 0.5m further west. The window may allow for oblique views into the rear gardens of 11 and 7 Central Drive, to the east and west but, given that 11 Central Drive is set back from the host dwelling and there is currently a window installed, the proposal would not have unacceptable overlooking impacts.

As such, the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

#### **LIDSEY TREATMENT CATCHMENT AREA**

The site lies within the Lidsey Treatment Catchment Area. The drainage engineers were consulted but have not been able to provide a response.

In this instance, the extension would be constructed over an area of existing hard standing and would not result in an increase of impermeable or hard surfaces within the application site.

The proposed development would not result in an increase in the risk of flooding elsewhere and is in accordance with Arun Local Plan policies W DM1 and W DM3.

#### **SUMMARY**

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

#### **HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

#### **DUTY UNDER THE EQUALITIES ACT 2010**

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

#### **CIL DETAILS**

This application is not CIL liable.

#### **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:

- Location Plan
- Proposed Site Plan P002 P2
- Proposed Ground Floor Plan P007 P1
- Proposed First Floor Plan P008 P1
- Proposed Roof Plan P009 P1
- Proposed Elevations P010 P1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.