

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

REF NO: M/106/25/HH

LOCATION: 6 Harefield Road
Middleton-on-sea
PO22 6EB

PROPOSAL: Hip to gable loft conversion with front and rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - Objection;

The proposed development represents overdevelopment of the site and if agreed will establish an undesirable precedent. The proposed development is un-neighbourly. The appearance, design and height of the proposed development is out of keeping with the surrounding area.

Harefield Estate Association - Objection;

- Contrary to Arun Design Guide guidance nor the Middleton on Sea Neighbourhood Plan with regards to rear dormers

2 letters of objection received from nearby occupiers;

- Un-neighbourly
- Over-development
- Out of keeping
- Detracts from the character and appearance of the area
- Contrary to Arun Design Guide and Middleton Neighbourhood Plan as large box shaped dormer
- Unacceptable overlooking

Comments addressed in the conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Lidsey Treatment Catchment Area.
Tree Preservation Order.

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

[Middleton-on-Sea Neighbourhood Plan 2024-2041](#)
[Policy MOS6](#)

REFLECTING LOCAL CHARACTER THROUGH
HIGH QUALITY DESIGN

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 is a two storey detached dwelling located along Harefield Road. This application seeks planning permission for a hip to gable loft conversion, facilitated by an increase in ridge height, with a front and rear dormer. The works will be visible from the street scene.

The ridge height is proposed to be increased by 0.9m, from 7.6m to 8.5m. The surrounding street scene is characterised by large detached dwellings, and the ridge of the host dwelling currently sits noticeably lower than adjacent properties. The proposed increase in ridge height would result in a ridge line which would be a comparable height to neighbouring properties. As such, the proposed increase in ridge height would not appear incongruous or out of character within the context of Harefield Road.

The proposed hip-to-gable roof extension would extend the width of the ridge of the dwelling, resulting in gable ends to both flank elevations. While the application includes an overall increase in ridge height, the hip-to-gable enlargement itself would not reduce the existing separation distances between the host property and neighbouring dwellings. It is noted that the adjacent south neighbour, as well as the host dwelling, already feature gable roofs to two storey front projections. Furthermore, it is noted that whilst the increase in ridge height could not be achieved under permitted development, hip to gable extensions could be achieved to alter the appearance and bulk of the dwelling. As such, the proposed hip to gable extension would not appear out of character and would not result in harm to the appearance of the host dwelling or the wider street scene.

A dormer is proposed within the front roof slope. It would measure 2.5m wide, 2.6m high and 1.5m deep. Part M of the ADG requires front dormers to be centrally located and designed so as not to harm the original character and appearance of the building or the surrounding area. It also states that pitched roof dormers are generally preferred, and that smaller scale dormers used in combination are favoured over a single large box type dormer. While the proposed dormer would alter the original appearance of the dwelling, it is of a scale and form that remain proportionate and subservient to the host dwelling. The pitched roof design, combined with arrangement on the roof, ensures that the dormer would not appear out of keeping with the dwelling's character. As such, the proposed front dormer is acceptable.

The proposed rear dormer would measure 2.2m in depth, 8.5m in width, and 2.6m in height, and would be constructed with a flat roof. It is noted that the Arun Design Guide and Middleton on Sea

Neighbourhood Plan provides guidance on the assessment of dormers and states that proposals should ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings. Although the dormer does not strictly comply with the guidance set out in Part M of the ADG and the Middleton on Sea Neighbourhood Plan, the dormer would be sited to the rear, it would be set down from the ridge line and set in from the flank elevations of the host dwelling and set up from the eaves. As such, whilst the dormer is a large addition to the rear roof slope, the rear roof slope would remain disenable, and the proposal would not result in demonstrable harm to visual amenity.

The proposal would not result in harm upon the visual amenity or character of the host dwelling and area and is in accordance with policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed hip to gable roof extension would increase the dwelling's bulk and massing towards the neighbours to the east and west. However, the proposal would not extend beyond the existing footprint of the host dwelling and would not extend closer to the side boundaries than the existing built form. Given the spacing that would be retained between the roof extension and the neighbouring properties, the development would not result in a significant overbearing or overshadowing impacts to either neighbour. The associated increase in ridge height and roof alterations would also add to the overall massing of the building. Nevertheless, due to the separation maintained between the roof extensions and the neighbouring properties, these changes would not result in significant overshadowing or overbearing impacts.

The front and rear dormers would result in additional bulk within the front and rear roof slopes of the dwelling. However, given the siting of these elements and that they would be contained over the existing footprint of the dwelling, the proposed dormers would not result in overbearing or overshadowing impacts to neighbouring properties.

Additional windows to the front and rear dormer would provide views not significantly different to those currently achieved by the existing first floor windows. To the rear, there is a separation distance of approximately 25m to the rear boundary and around 38m to the rear elevation of the nearest neighbouring property. To the front, a minimum distance of 25m would be retained to the front boundaries of the dwellings opposite. These separation distances are sufficient to mitigate any harmful overlooking. Furthermore, the host dwelling is set back in its plot, and as such, the proposed rear dormer would not result in any direct views of either neighbouring properties patio area and oblique views towards the rearmost part of neighbouring gardens would be available. As such, the proposed dormers would not result in unacceptable overlooking.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

LIDSEY LOCAL FLOOD RISK ZONE

The application site lies within the Lidsey Local Flood Risk Zone and the Lidsey Wastewater Treatment Catchment, where careful management of surface water drainage is required to minimise flood risk in the surrounding area. It is acknowledged that no consultation response has been received from the Drainage Engineers.

The public sewer within the Lidsey Wastewater Treatment Catchment has a documented history of flooding, and any additional surface water entering this system has the potential to exacerbate flood risk.

However, the proposed development would not introduce additional surface water loading beyond existing conditions. The additions would be positioned over the current footprint of the dwelling. Although there would be a minor increase in roof area as a result of the roof extension, this uplift is minimal and would not materially alter overall runoff rates. As such, the proposal would not increase impermeable surface area or generate additional surface water runoff when compared to the existing situation.

On this basis, the development would not result in an increased risk of flooding on or off the site, having regard to the scale of the works and the absence of any increase in hard surfacing. Given that the extensions would be constructed over existing built form and hardstanding, it is not considered reasonable to refuse the application on drainage grounds. The proposal would be in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

SUMMARY

The development is in accordance with the 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 Floor Plans and Block Plan.
- Proposed South and East Elevations.
- Proposed North and West Elevations.

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.