

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

REF NO: M/109/19/HH

LOCATION: 23 Southdean Drive
Middleton-On-Sea
PO22 7TA

PROPOSAL: Proposed single storey front extension and alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Proposed single storey front extension and alterations

RELEVANT SITE HISTORY

M/82/15/NMA	Application for a Non Material Amendment to previously approved planning application M/29/15/HH relating to reduce size of proposed extension & no repositioning of the garage	Approve 25-08-15
M/29/15/HH	Single storey rear extension & reposition garage.	ApproveConditionally 15-05-15

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Middleton Parish Council
No objections
No representation from nearby occupiers

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the Built up Area Boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4. The site is occupied by a detached house with houses of a similar style.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

Due to its siting, the proposed development will be visible from the street scene. The measurements of the proposed front extension is 3.9m in length and 2m in width. There would a new window placed on the southern wall of the extension, this will be 1.8m in height. The change in appearance of the host dwelling is not considered to give rise to any significantly harmful impact upon the character of the host dwelling, or its locality. This is due to its design, modest scale, and proposed materials, which will be identical to the main dwelling, allowing the extension to appear sympathetic to, and well integrated into the local area. Its size is also subservient to the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings. Due to the size and design of the extension it will not cause any overbearing or over shadowing to the surrounding properties. There will also not be a loss of privacy of neighbouring properties from overlooking due to the acceptable height of the new southern window.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

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.

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:

Proposed and Existing Ground Floor 1207-01

Existing Elevations 1207-02

Proposed Elevations 1207-03

Proposed and Existing Roof Plan 1207-04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.