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

REF NO: M/10/24/HH

LOCATION: Slab Meadow
35 Central Drive
Middleton-on-sea
PO22 7TT

PROPOSAL: First floor gable to front elevation, external alterations, removal of chimney and demolish conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to alter the roof structure of the property through constructing a new gable within the front elevation and additionally, the property is to be clad at first floor with white weatherboarding.

REPRESENTATIONS

1no. letter of objection received:
- construction already taking place
- flooding has not been addressed within the application

No response from Middleton Parish Council.

OFFICER COMMENTS:
- the officer is aware some work has been started on site, the applicant has indicated they are using their permitted development rights to complete a rear/side extension and a rear dormer.
- flooding and drainage is dealt with in the conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - no conditions to add.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and additional guidance in Part M of the Arun Design Guide.

Middleton does not benefit from a made Neighbourhood Development Plan.

OTHER MATTERS

A conservatory is to be demolished and replaced with a rear extension. This work does not form a part of this application. The applicant has indicated they are seeking to complete the rear extension utilising permitted development rights which they are of the opinion allow for the extension sought. Whether the extension does fall under permitted development rights is a matter outside of the scope of this current application.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached two-storey dwelling located on the southern side of Central Drive. The property is accessed via a long driveway shared with two other neighbouring properties and its rear garden backs onto the seafront. The development will have little to no visual impact upon the character of Central Drive.

The proposal seeks to alter the roof structure within the front elevation of the property by constructing a new gable. The gable will be centrally positioned above an existing small projection within the front elevation and it will therefore work with the existing proportions of the building. The ridge height of the gable and the roof tiles will match the existing building.

The introduction of white cladding to the first floor of the building, including the front gable and rear dormer, would be a new and contemporary material for the site. The cladding would not have a material impact on the original character of the building given there is already a variation in materials between ground and first floor and the colour is not obtrusive.

The construction of the central gable feature and the addition of white cladding will alter the character of the existing building but not to a harmful extent and furthermore, it would have no visual impact on the wider character of the area due to the plot the property occupies.

The loss of the chimney is a minor alteration. It will have little visual impact upon the property and no impact on the surrounding area.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the nature of the proposal which does not seek to extend the footprint of the property or introduce any new fenestrations there will be no impacts upon the residential amenity of neighbouring properties.

The proposal is in accordance with D DM1 and D DM4 of Arun Local Plan.

FLOOD RISK

The southeast corner of the rear garden is in flood zone 2, as such the development should following Environment Agency standing advice for minor developments and submit a flood risk assessment (FRA). A FRA has not been submitted on this occasion which, given the nature of the development is not a reason for refusal. The development does not increase the flood risk vulnerability classification of the site and it is not expected to significantly displace flood water elsewhere.

SURFACE WATER DRAINAGE

The site falls within the Lidsey Treatment Catchment and therefore surface water disposal should be properly considered. As the proposal does not seek to extend the footprint of the property there is no reason to seek details of a surface water drainage strategy.

SUMMARY

The development accords with relevant development plan policies and as such 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

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 GF and 1st Floor Plans - 210/03 B
- Proposed 2nd Floor Plan 210/07
- Existing and Proposed Elevations and Site Plan - 210/01 B

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 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 National Planning Policy Framework.