

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

REF NO: M/115/21/HH

LOCATION: 1 Sea Close
Elmer
Middleton-On-Sea
PO22 7RU

PROPOSAL: Erection of single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of a single storey rear extension measuring 3.6m in width by 6.2m in length.

REPRESENTATIONS

Parish Council - No Objection
Middleton - On - Sea Association - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB
Area of Character No.9

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)
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD7	Middleton on Sea Village Design Statement
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CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Middleton has a village design statement which states proposals should have a high quality design, relate well to the existing site and its surroundings and seek to minimise overshadowing.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide a single-storey rear extension protruding from the northern elevation. The amount of habitable space provided by the development is deemed appropriate when considered against the existing dwelling and the plot.

The site is situated on corner of Sea Close and Sea Lane.

This portion of Sea Lane characterised by large, detached properties set back within larger plots, the street frontage contains lots of mature planting, hedgerow occasionally situated behind boundary walls and fences, as such many of the dwellings are hidden from view. Sea Close has a more open feel to it and the properties can be viewed in amongst mature gardens. No. 1 Sea Close is not visible from Sea Lane but its frontage is visible from sea Close. The extension does not compromise the established character of the area as space about the building from its primary elevations will be retained.

The materials to be utilised in the construction are a slight departure from the existing materials however timber weatherboarding can be found on site so there will be some element of continuity. Furthermore, design guidance states that rear extensions can have greater architectural freedom, so this is thought to be acceptable. The extension is considered an attractive addition.

Glimpses of the extension may be visible from the street, as the extension is significantly lower than the existing house and as the works are to behind primary building frontages, the extension is considered subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The 45-degree rule is not applicable to this extension due to the irregular size and shape of the plots. Although the extension does reduce the separation distance between the dwelling and its neighbours to the north an approximate distance of 14m will be retained, it is noted that the boundary between dwellings contains mature hedging and trees, as such, it is felt that the extension will barely be visible from the north.

The extension is set to far away to influence other neighbouring properties.

The property is afforded a large side and front garden as such the lack of a 10m rear garden is not thought to effect this application, it is also noted that majority of the rear garden will be retained.

Windows are proposed to the eastern and western elevations, these face onto the private amenity space and side garden of the dwelling. No windows are proposed to the northern elevation. It is believed that only views which are already achievable will be obtained from the new fenestration.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

AREA OF CHARACTER

The area of character description describes Sea Close as "a small, informal enclave of 5 dwellings of individual appearance all detached and some with thatched roofs. Hedging is a prominent feature along the front boundaries of the properties and the landscaped roundabout forms an attractive feature."

The front boundary hedge does not form part of this application and shall remain undisturbed and in situ further to construction on site.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 and Block Plan 364/01
- Proposed Ground Floor Plan 364/04
- Proposed Elevations 364/05
- Heritage Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 **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.