

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

REF NO: M/128/21/HH

LOCATION: 2 Elmer Court
Elmer
Middleton-On-Sea
PO22 6JT

PROPOSAL: Installation of 1 x front dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The installation of one front dormer. The property is detached within a built up area comprised of an irregular line of other detached dwellings. The neighbouring property has three sets of dormers to the front elevation.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Parish Council - No objections

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOCAL PLAN
RIGHT OF WAY

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)

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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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.

Middleton PC does not have a Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The extension is located to the front of the site and is visible from the street scene.

The dormer extension is less than a third of the width of the roof and 2/3 of the depth of the roof making it unobtrusive in the street scene as well as well integrated and subservient to the host dwelling in accordance with policy D DM4 of the Arun Local Plan.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling and in keeping with other front dormers in the locality.

Materials which closely match the facing roof tiles of the existing house will assist with ensuring the proposal appears integrated with the development on site.

It is not considered to result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Design Guide.

RESIDENTIAL AMENITY

The dormer will face onto Elmer Court and some 22 metres from the side elevation of 6 The Hard which is considered sufficient a distance to prevent any adverse overlooking.

Due to the limited scale of the dormer and its siting to the front of the property the proposed development is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

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 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.

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 Elevations dwg.no.P3
Proposed Elevations dwg.no.P4
Second Floor Plan dwg.no. P2a
First Floor Plan dwg.no. P2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan and the Arun Design Guide.
- 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.