

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

REF NO: M/12/22/HH

LOCATION: 9 Sunnymead Close
Middleton-on-sea
PO22 6LS

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear extension that projects approx. 8m to the rear of the property, is approx. 7.6m in width and reaches a height of approx. 5.3m with eaves at approx. 2.5m.

REPRESENTATIONS

Middleton Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council - Drainage Engineers:

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

The applicant's architect states on the flood mitigation statement that the addition to the floor print will have minimum impact and that they intend to utilise the existing surface water drainage arrangement. We disagree with this statement. We will strongly oppose any connection of surface water to the foul sewer and would expect the surface water drainage for the new extension to meet current requirements.

If you are minded to approve the application please apply conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

OFFICER COMMENTS:

Condition and Informative attached.

POLICY CONTEXT

Built-Up Area Boundary.

Lidsey Treatment Catchment Area.

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:

SPD7	Middleton on Sea Village Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

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.

The Arun Design Guide 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.

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 proposed rear extension is to project approx. 8m to the rear of the property, it is approx. 7.6m in width and reaches a height of approx. 5.3m with eaves at approx. 2.5m. The scale of this proposal is large relative to the host dwelling and as such not visually subservient. Section M of the Arun Design Guide states that extensions more than a 50% floorspace increase are unlikely to be considered acceptable and the Middleton Village Design Statement says extensions should be in keeping with the scale of existing dwellings. The overall depth of the proposal is approx. 20m which is comparable to other long dwellings within the locality such as No. 3 Sunnymead Close at approx. 18m. There is also, substantial retention of rear amenity space at 32m and it is separated from the North and South (side) site boundaries by 3.5m and 1.5m respectively. The proposal is contrary to Section M of the Arun Design Guide and the Middleton Village Design Statement. However, given the substantial curtilage of the proposal, comparable length to nearby properties, well integrated design and that it gives no rise to adverse impacts on neighbouring amenity (discussed later in the report), the scale is considered acceptable. In all, this is a large-scale full extension of the rear of the property and despite not being subservient to the host dwelling, it is of an acceptable scale within its curtilage.

The proposal is visually integrated with the host dwelling, matching the roof form, meeting both existing

side elevations and using matching materials to those found on the host dwelling. The proposal is in character with its host dwelling and locality. The proposal is not visible from the front and as such, will have no visual impact on the street scene.

In all aspects except for scale, in which the proposal is within acceptable contradiction to, the proposal is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would result in the rear elevation exceeding the depth of the neighbour dwelling to the North (No. 11 Sunnymead Close) but not that of the neighbour dwelling to the South (No. 7 Sunnymead Close). The proposal is single storey and features a pitched roof design with eaves at approx. 2.5m. Section M of the Arun Design Guide illustrates the 45 degree rule regarding light accessibility. The height of the proposal, roof design and separation from side site boundaries means there is no intersection of the 45 light accessibility lines and as such, there will be no adverse impacts by way of overshadowing on any neighbour dwellings.

The proposal does not exceed the depth of No. 7 Sunnymead Close and is of single storey. It does however, exceed the depth of No. 11 Sunnymead Close by approx. 4.2m. Section M of the Arun Design Guide illustrates the 60 degree rule regarding the sight lines from rear viewpoints of neighbouring dwellings. The proposal does not intersect any 60 degree sightlines from either No. 7 or No. 11 Sunnymead Close and as such, has no adverse impact by way of overbearing.

There are 6 No. rear facing glass windows/doors included in the proposal. These look out to the rear of the property and give no rise to any adverse impacts by way of overlooking.

There are also to be 3 no. south facing glass windows/doors at the end of the rear extension. These are ground floor viewpoints that look out to the site boundary which consists of a boundary fence and as such, do not give rise to any adverse impacts by way of overlooking.

By virtue of not being overshadowing, overbearing or overlooking, the proposal is compliant with relevant development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan, Section M of the Arun Design Guide and the Middleton Village Design Statement.

SUMMARY

The proposed development is in accordance with, or acceptable contradiction to, the 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:

- Proposed floor plans 381/04
- Location and Block Plan 381/01
- Proposed elevations 381/05
- Roof Plans 381/06

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

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water

drainage system prior to commencing any building works.

- 4 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance of 40% on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. The design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 40%).

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 5 **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.