

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

REF NO: M/132/21/HH

LOCATION: 12 South Walk
Middleton-On-Sea
PO22 7RW

PROPOSAL: Erection of part single, part two storey side extension and single storey other side extension following the demolition of sunroom and conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This proposal is for the demolition of the uPVC sun room at the front and the glass-roof and brick-wall conservatory at the rear followed by the erection of a two storey front extension to the main building and a single-storey kitchen extension to the rear. The existing entrance porch on the east site of the property would be replaced by a flat roofed one with brackets, whilst moving the position of the entrance door. The proposal would included the removal of the chimney to the reception room.

The existing two storey projection would be extended at both levels by 3m, fenestration would be partially changed, however the extended roof would have the same appearance as the existing. The proposed single storey rear extension would be 4m deep and 7.26m wide and would extend kitchen and dining area. It would be characterised by a hipped roof with a large crown; two conservation roof lights are proposed in its southern roof plane facing main house. The proposed extension would be 4.23 m height to the pitch and 2.5 m to the eaves. New window and doors with side windows are proposed on the rear elevation and one window on the western.

The proposed new extensions would be built in the same materials as the main body of the house, painted textured render for the external walls, and hand-made clay tiles for the roof, all proposed windows would match existing.

REPRESENTATIONS

Middleton-on-Sea Association: No objection.

No letters of objection received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Principal Conservation Officer: No objection.

- The application is considered to not cause harm to the significance of the heritage asset.

POLICY CONTEXT

Built up area boundary.

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
HERDM4	HER DM4 Areas of Character
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Middleton on Sea Village Design Statement should be considered as well.

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 announces 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 Supplementary Planning Document (SPD) adopted on 25th January 2021 is a material consideration in the determination of applications. Part M which deals with Extensions requires the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form; privacy can be maintained by locating and designing windows to prevent overlooking. Extensions should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

Middleton-on-Sea Village Design Statement (Design Guidance for the Area of Special Character) at page 20 points out that 'particular attention should be paid to the design style and detailing, the original building's characteristics of proportion of windows to walls should be maintained. In case of extensions/alterations the aim should be that they will look as if it were part of the original design.

DESIGN AND VISUAL AMENITY

The site is in the Area of Character where a certain rules highlighted in the Middleton-on-Sea Village Design Statement would apply (in Statement 'the Area of Special Character'). The extensions would be subservient to the host building. The front extension would bring the front elevation forward but still would reflect the building line on this part of the road and both extensions would be in a harmony with the character and appearance of the host building and the surrounded area of character.

Whilst the proposed 2 storey front extension would be of a considerable size, a positive feature of the design and the use of materials proposed would guarantee that the proposed development would be visually integrated with existing building and would not detract from the local and wider area's character.

ADC Principal Conservation Officer in his comments is of the opinion that the proposal would reflect the character of the host dwelling and consequently would not harm to the significance of the heritage asset.

As a result the proposal would respond positively to the street scene, would not have a harmful impact upon the host dwelling and surrounded Area of Character and would accord with D DM1, D DM4(a), (b) and (e) and HER DM4 of the Arun Local Plan, Arun Design Guide and Middleton on Sea Village Design Statement.

RESIDENTIAL AMENITY

The single storey rear extension would be within a separation distance of 2.6m form the close boarded fencing on shared boundary with neighbouring dwelling to the west and within a separation distance of 5.7m from the shared boundary to the east and within a separation distance of more than 16m form the rear shared boundary, and given the proposal would replace an existing structure, the proposed single storey rear extension is not considered to have an adverse impact on the amenity of the neighbouring properties in terms of loss of sunlight, privacy or outlook.

The two storey front extension would extend the original front elevation by 3m within a separation distance of 4.5m from the eastern shared boundary and 4.4m from the western. Due to the sufficient separation distance from both neighbouring properties and exploited design, the proposed front extension would not adversely affect the amenity of neighbouring properties.

Taking into account the above, the proposed development would be in an accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development would accord with relevant development plan policies, Arun Design Guide and the Middleton-on-Sea Village Design Statement and 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; household extension under 100sqm.

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:

Dwg No 100 Rev A, Location and Block Plan;
Dwg No 105, Floor Plans as Proposed;
Dwg No 106, Proposed Roof Plan and Section AA;
Dwg No 107, South and East Elevation as Proposed;
Dwg No 108, North and West Elevation as Proposed.

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 **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.