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

**REF NO:** M/135/22/HH

**LOCATION:** 13 Farm Close
Elmer
Middleton-on-sea
PO22 6JQ

**PROPOSAL:** Erection of single storey rear and front porch extension and conversion of loft to habitable use.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct 1 No. single storey rear extension, front porch extension, and loft conversion with associated first-floor rear extension following the removal of the existing rear conservatory.

## REPRESENTATIONS

Middleton Parish Council - No objection.

No representations from nearby occupiers.

### CONSULTATION RESPONSES RECEIVED:

None.

### 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) |
| WDM2 | W DM2 Flood Risk |
| WDM3 | W DM3 Sustainable Urban Drainage Systems |

### 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 relevant to this application are D DM1, D DM4 & W DM2 of the Arun Local Plan. Additionally, Section M of the Arun Design Guide is also relevant.

DESIGN AND VISUAL AMENITY

The scale of the rear extension is minor, and it would make efficient use of the footprint of the existing rear conservatory. It is a visually subservient and integrated extension that features materials that predominantly match the host dwelling and therefore, it sympathetically relates to the host dwelling. The extension is greater than the recommended 3.3m in depth set out in Section M of the Arun Design Guide at 4.5m but does not intersect the neighbouring 45-degree rear sightlines of any neighbouring dwellings. As such, it is compliant with Section M of the Arun Design Guide.

The proposed loft conversion includes a minor enlargement of the first floor to the rear. This enlargement would not extend beyond the side nor rear elevations of the existing dwelling and does not include any new viewpoint. It is a subservient, integrated, and sympathetic addition to the host dwelling.

Given the siting of the rear components, the proposal would have no visual impact on the wider street scene.

The proposed front porch extension is an infill extension of the area beneath the existing roof form. It is minor in scale, sympathetic and integrated. It would have no adverse impact on the dwelling nor the character of the area.

The proposal is compliant with policies D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan.

NEIGHBORUING RESIDENTIAL AMENITY

The scale and siting of the proposal is such that it would not intersect any neighbouring rear 45-degree sightlines or 45-degree light accessibility lines and would have no adverse impacts by way of overbearing or overshadowing on any neighbouring properties. The proposal also includes no significantly different new viewpoints and would not give rise to any adverse impacts by way of overlooking on any neighbouring properties.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

FLOOD RISK AND DRAINAGE

The submitted Flood Risk Assessment shows appropriate site-specific detail and adequate consideration of flood risk for such an extension within Flood Zone 2 & 3. It is noted within the submitted Flood Risk Assessment that the floor levels of the extension are to be no lower than the existing dwelling and that high level electrics are to be used where possible. The mitigation measures noted within the Flood Risk Assessment are to be implemented following the construction of the ground floor extensions. This is ensured by way of conditions.

The host site is located within the Lidsey Treatment Catchment Area and as such, surface water drainage is of particular concern. However, given the proposed increase of impermeable surface area is no greater than that which is likely achievable under Permitted Development Rights, no condition regarding surface water monitoring has been added.

The proposal is compliant with policy W DM2 & W DM3 of the Arun Local Plan.

SUMMARY

The proposal is compliant with relevant Development Plan policies and as such, it 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 elevations (Rev D).
- Location & Site Plan (Rev A).
- Proposed First Floor Plan (Rev D).
- Proposed Ground Floor Plan (Rev D).

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 finished floor levels for habitable/sleeping accommodation should be set no lower than existing levels within the dwellinghouse.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to comply with the Flood Risk Assessment in accordance with W DM2 of the Arun Local Plan.

4 The mitigation measures, identified in the Flood Risk Assessment, submitted by the applicant and accepted 21/12/22, shall be fully implemented prior to occupation and retained thereafter.

Reason: To mitigate the impacts of potential flooding within the proposed development for current and future occupants in accordance with W DM2 of the Arun Local Plan.

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.