

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

REF NO: M/136/21/HH

LOCATION: 10 Southdean Drive
Middleton-On-Sea
PO22 7SX

PROPOSAL: Erection of single storey side/rear extension, garage conversion to habitable use and installation of solar panels.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The installation of solar panels, the conversion and re-building of the garage to form habitable rooms, the construction of a rear extension.

REPRESENTATIONS

Middleton Parish Council - No objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

LOCAL PLAN

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
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD3	Parking Standards

CONCLUSIONS

PRINCIPLE

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

Middleton does not have a Neighbourhood Plan.

The development is a side and rear extension on a single storey bungalow as well as a bank of solar panels on the south facing roof slope

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the site and is not readily visible from the street scene except for the side extension

The extension would be at the rear consisting of the re-build of a conservatory style extension and a small section of infill extension. It would also include the building up of the garage walls by 50 cm and the construction of a new garage roof. The installation of solar panels would comply with permitted development rights however it would be an acceptable addition to the roof scape.

The flat roofed extension would only be a marginal increase in the size of the existing garage and as such it would be a subservient and well integrated addition.

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.

With limited viewpoints from the wider area, 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 and the Design Guide

RESIDENTIAL AMENITY

The garage will rise from 2.4 metres in height to 2.9 metres in height which is not considered to materially affect the level of light or have an overbearing impact on the neighbouring property 8 Southdean Drive.

The rear extension will not adversely impact any of the neighbouring properties because it would only involve a 15 cm rise in the roof height of the existing extension along the boundary with no.12 Southdean Drive, the neighbouring bungalow.

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 Plans and Elevations - Dwg.no. PL105 dated 21.10.2021

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 and the Arun Design Guide.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies 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.