

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

REF NO: M/139/18/HH

LOCATION: 120 Middleton Road
Middleton on Sea
PO22 6DB

PROPOSAL: Removal of conservatory, erection of rear two storey chalet extension, two storey chalet extension over existing garage & front porch extension (Re-submission of M/16/17/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application is retrospective. The development is predominantly the same as approved under application M/16/17/HH except that;

- 1) A two storey side extension on the east side of the property has been removed from the scheme (not constructed).
- 2) The roof plan has been slightly altered and enlarged in that the interlinking transverse pitched roof between the main roof and the new two storey roof above the garage extension has become a fully pitched roof, served by velux windows, rather than having front and rear facing elevations within the roof slope with a smaller a pitched roof on top.
This has created more habitable space in the roof and allowed for 2 extra ensuite bathrooms to be created.

In summary the proposal has a number of elements as follows;

- 1) An existing rear conservatory 3 metre (projection) by 5.8 metre (width) has been removed and replace with a 3 metre by 6.7 metre two storey extension with a 7 metre high pitched chalet roof with a half hip at the rear.
- 2) The linked detached garage and an existing first floor side dormer on the west side of the roof would be demolished and replaced by a 5 metre projecting chalet roofed two storey extension 6 metres in height (1 metre lower than the main ridge) forming an internal garage and kitchen behind at ground floor level with 2 additional bedrooms at first floor level.
- 3) The bedrooms at first floor level would be linked to the main house by a linking transverse pitched roof between the new pitched roof (with half hipped ends) of the two storey west side extension and the main pitched roof (with half hipped ends) forming a landing and internal hallway.

RELEVANT SITE HISTORY

M/51/17/NMA	Application for a non-material amendment following a grant of planning permission M/16/17/HH to increase size of ground floor cloakroom on east elevation.	Refused 18-09-17
M/16/17/HH	Removal of rear conservatory & erection of rear two storey chalet extension, removal of existing single storey extension & erection of two storey side chalet extension, new side & rear two storey chalet extension over existing garage & front porch extension.	ApproveConditionally 18-04-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Middleton Parish Council

No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

A O S CHARACTER

ADOPTED LOC PLN

CLASS B ROAD

NO PUBLIC SEWER

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM4	HER DM4 Areas of Special Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

MDS	Middleton-on-Sea Village Design Statement by Middleton PC
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CONCLUSIONS

PRINCIPAL

The site is located within the built-up area where the principle of development is acceptable in accordance with policy SD SP2 of the Arun Local Plan. The development proposal is therefore acceptable in principle, subject to accordance with other relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within relevant policies of the Arun District Local Plan which in this case are HER DM4, D DM 1 , D DM4.. In addition the Middleton Design Statement which seek to prevent development that would have an adverse impact upon the Middleton on Sea Area of Special Character and the sites visual and residential amenities as a whole.

This application is retrospective. The development is predominantly the same as approved under application M/16/17/HH except that

- 1) A two storey side extension on the east side of the property has been removed from the scheme (not constructed).
- 2) The roof plan has been slightly altered and enlarged in that the interlinking transverse pitched roof between the main roof and the new two storey roof above the garage extension has become a fully pitched roof served by velux windows rather than having front and rear facing elevations within the roof slope with a smaller a pitched roof on top.

This has created more habitable space in the roof and allowed for 2 extra ensuite bathrooms to be created.

DESIGN AND VISUAL AMENITY

The proposed extension would significantly alter the appearance of the dwellinghouse however the use of matching materials of the roof tiles and at ground floor level as well as the use of half hips on the ends of the front rear and side two storey extensions would ensure the extensions blended into the character of the host dwelling and character of the area as a whole. It is proposed to use slate grey concrete weatherboarding on the first floor elevations however this use of weatherboarding at first floor elevations is common on surrounding residential dwellings. The dwellinghouse is set back from the road by 15 metres and the main proposed two storey element would be 1 metre lower than the existing main dwellinghouse and therefore the extensions as a whole are considered subservient to the main dwellinghouse.

The matching design of the proposed extension further re-inforces the bespoke design of the host property in the streetscape and therefore it is considered that the proposal makes a positive contribution to the Middleton Area of Special Character.

The alterations to the original scheme improve the appearance of the overall building in removing the east side two storey extension and slightly detract from the original scheme in the linking roof changing from a linking first floor structure with small casement windows to a single large pitched roof with a somewhat incongruous velux window in the front elevation however this alteration does not affect the appearance of the whole scheme significantly such that a refusal of the application on design grounds could be substantiated.

The design of the extensions and materials of construction in sensitive areas visible from the street scene means that the extensions will harmonise as a whole with the existing dwelling. The extensions are considered to be in keeping with the established character set by neighbouring properties. The proposed development is therefore considered to comply with relevant policies HER DM4, D DM 1 , D DM4 of the Arun Local Plan and the Middleton on Sea Village Design Statement.

NEIGHBOUR AMENITY

The proposed two storey extensions would be unlikely to significantly affect the neighbouring property in terms of overshadowing, overlooking, overbearing impact on the two neighbouring properties affected, Little Rising to the east and Rosemorran to the west.

The alterations to the scheme from that previously approved have a lesser impact than the scheme initially approved M/16/17/HH.

No overbearing impact or loss of light would be caused by the proposed extension as they would not intersect a 45 degree line of sight drawn from the centre of the neighbours closest habitable room windows. This rule of thumb is used to consider adverse impacts potentially affecting neighbours habitable room windows.

The proposals as a whole, subject to the condition mentioned above, are considered to be acceptable in terms of residential amenity in accordance with policies D DM1 and D DM 4 of the Arun Local Plan.

The application is recommended for conditional approval.

HUMAN RIGHTS ACT

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;

Dwg.no. sheet 1b of 5 - Block Plan and Proposed Ground Floor Plan received 13-11-18

Dwg.no. sheet 2b of 5 - Proposed First Floor Plan received 13-11-18

Dwg.no. sheet 3a of 5 - Proposed Elevations received 13-11-18

Dwg.no. sheet 5a of 5 - Proposed Roof Plan received 13-11-18

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM 4 of the Arun District Local Plan.

- 3 The windows on the first floor of the east facing side extension in the west elevation of the building hereby approved shall at all times be and remain glazed entirely with obscure glass and non opening below 1.7 metres in height.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 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.