

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

REF NO: M/141/21/HH

LOCATION: Briarfield
Ancton Lane
Middleton-On-Sea
PO22 6NL

PROPOSAL: Erection of two storey rear extension, front porch extension, installation of 1 x side dormer and alterations to fenestration following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to build a two storey rear extension and front porch extension, install 1x side dormer and make alterations to fenestration following the demolition of the existing rear conservatory.

RELEVANT SITE HISTORY

M/128/88

Erection of carport

ApproveConditionally
07-11-88**REPRESENTATIONS**

Middleton Parish Council - No Response.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun Drainage Engineer

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

Request imposition of a condition to ensure that the development is adequately drained and does not increase flood risk elsewhere.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
CIL Charging Zone 4

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

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. The proposal complies with these policies for the reasons set out below.

DESIGN AND VISUAL AMENITY

The proposed first floor extension would be located to the rear of the existing dwelling and a new dormer added to the east side of the roof. The extension would project 3m beyond the rear elevation of the original part of the dwelling and would retain a gap of 1.75m to the side boundary. The design guide class M encourages the set back and gap from the boundary to avoid any terracing effect. In this case the extension would be aligned with the main dwelling and roof profile to match the height of the existing ridge line. The design of the extension would not alter the roof profile and the side dormer although visible from the site frontage would not dominate the appearance of the dwelling and would appear subservient.

The dwelling is set well back from the road frontage in line with the adjoining properties and is slightly elevated with fencing and walling to both side boundaries to approx. 1.8m height. A garage is located to the rear of the dwelling accessed by a driveway which runs along the western boundary. Both adjacent dwellings have single storey elements adjacent to the boundaries shared with the application dwelling. The proposed design of the extension is in keeping with the architectural composition of the main house and due to the detached nature of the plot the proposed extension does not cause an undesirable terracing effect.

The front extension is minor in nature and although readily visible in the street scene would be assimilated into the existing dwelling. Materials of the extension would match the host dwelling and incorporate new white weatherboard cladding. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension is not considered to have an impact on the adjoining residential dwellings due to

the detached nature of the plot and the distance retained to site boundaries (1.75m to The Bays to the west and 3.5m to Cherrybank to the east). Although the extension projects 3m to the rear at first floor level it accords with the 45 degree rule. The side facing dormer is 3.5m from the boundary and includes a bedroom window which is conditioned to be obscure glazed below 1.7m internal floor height to ensure no adverse overlooking results to Cherrybank which has a secondary hall/staircase window in the existing side elevation. In addition the provision of additional windows is excluded by condition. The additional roof light on the western side serves a bathroom and is located within the roof area.

Therefore, no unacceptable harm is demonstrated to neighbouring residential amenity by way of overbearing, overshadowing or overlooking and accords with Policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:

- Location Plan DC1a
- Block Plan DC1b
- Existing Elevations DC001
- Existing Floor and Roof Plans DC002
- Proposed Elevations DC003
- Proposed Floor and Roof Plans DC004

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 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the east or west elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The bedroom window in the west facing dormer shall at all times be glazed with obscure glass and fixed to be permanently non opening below 1.7m internal floor height.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 5 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.

- 6 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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is

capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. 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 winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater 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.

- 7 **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.