

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

REF NO: M/145/21/HH

LOCATION: 44 Southdean Drive
Middleton-On-Sea
PO22 7TB

PROPOSAL: Roof extension to facilitate conversion of loft to habitable use and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Alterations to the roof configuration and insertion of 3 flat roof dormer windows in southern roof plane to enable conversion of loft space to habitable and first floor infill extension to enlarge Bedroom 2.
----------------------------	---

REPRESENTATIONS

Parish Council - No Objection

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Lidsey Treatment Catchment Area
Built Up Area Boundary (BUAB)

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)

PLANNING POLICY GUIDANCE:

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

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 sets out 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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

Middleton has a village design statement which states proposals should have a high quality design, relate well to the existing site and its surroundings and seek to minimise overshadowing.

DESIGN AND VISUAL AMENITY

The property, a large family dwelling is set on a generous plot at the head of Southdean Drive. The property has neighbours to the west and east but backs onto the seafront. It is proposed to alter the configuration of the roof and add three roof dormers to the rear (southern) elevation of the property, add 4 rooflights to the east and west facing elevations and infill an area on the first floor to increase the size of Bedroom 2. No additional ground floor area is sought through this application.

The addition to the roof structure, will not increase the height nor extend past the existing most southerly roof plane. It is proposed to add a section of roof to join the southern plans of two existing hipped gables and enclose the infill extension on the first floor.

The rear facing dormers, the largest of which measures approximately 1.8m in width, are appropriately sized with glazing features to match the property's existing windows. Their proportionate scale infers good visual integration and subservience with the host dwelling.

Works to infill the area at first floor level will be constructed with materials which match those currently found on the existing building and will achieve good visual integration.

The proposed extensions will not be visible from the street and will be located 40m away from the southern boundary with the beach, they will not affect the street scene or compromise the spatial character of the area.

Design guidance states the creation of additional habitable space within loft spaces as an effective use of land.

It is considered that in terms of design and visual amenity that the proposal accords with policies D DM1 and D DM4 of the Arun Local Plan and Middleton's Village Design Guide.

RESIDENTIAL AMENITY

This application does not propose additional increase in ground floor footprint. The first floor addition is an infill extension located between two existing protrusions and will not be overbearing or overshadow any neighbouring properties.

In terms of overlooking, the proposed dormer windows and increase in depth of an existing first floor bedroom window facing south will only achieve views already available by the occupants of the property, they will not increase overlooking into neighbouring properties.

The side facing roof velux windows appear to be located at a high level, however in order to control these they will be conditioned to be obscure glazed and fixed shut below 1.7m above finished floor level.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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 PL100
- Block Plan PL101
- Proposed Block Plan PL102
- Proposed Plans PL104B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

- 3 The rooflight windows hereby approved to the east and west elevations shall be non-opening and fully obscured below, 1.7m above finished floor level prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with policy D DM1 and D DM4 of the Arun 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.