

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

REF NO: M/148/21/HH

LOCATION: 11 Sea Way
Middleton-On-Sea
PO22 7RZ

PROPOSAL: Ground and first floor extension and amendments to roof to create a pair of gables.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks planning permission to construct a two-storey infill front extension and amendments to roof space to create a living space and a pair of gables. The materials used will match the existing. Walls will be white rendered, roof design will be gable roof with roof tiles and felt with front facing UPVC windows.

The proposed extension (4.68m x 3.66m) will extend north infilling part of the front elevation at ground floor to create a games room with front facing window. The proposed first floor extension will provide a bedroom (5.05m x 3.03m) with en-suite bathroom in the infilling part of the front elevation. The proposed first floor extension will be integrated into the existing 3 bedrooms and other living spaces at first floor. The two-storey front extension does not extend beyond the front elevation. The proposed two storey extension will have a gable projection not higher than the main ridge.

The application property is a detached white rendered dwelling with pitched roof with front gable projections. The application site is approximately 0.12ha, predominantly low residential in a nature with mostly detached dwellings of mixed character. It is situated within Middleton-on-Sea Estate Area of Character 9, along the shoreline and partly within Flood Zone 3.

RELEVANT SITE HISTORY

M/3/87	Extension to side of Garage	ApproveConditionally 02-03-87
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REPRESENTATIONS

No objection from Middleton Parish Council.

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)
DSP1	D SP1 Design
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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

The application seeks permission for an extension to an existing dwelling in a residential area. The key policies are D DM1 and D DM4 of the Arun Local Plan.

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.

There is no neighbourhood plan for this application because Middleton Parish Council has no Neighbourhood Plan. Further guidance from the Arun Design Guide is relevant and referred to below. Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposed ground and first floor extension will be located to the front of the property to provide living space at both floors. It will be visible from the street scene and will have an impact on the character and appearance of the area. Although, the proposal will be visible in the street scene, due to the use of similar materials used on the proposal and size of the extension, the proposal will not have adverse effect on character and appearance on Sea Way.

The proposed ground and first floor extension will increase the bulk to the property with marginal increase in footprint and will appear subservient to host dwelling in line with D DM4(b). The proposed extension will consist of materials to match existing which will ensure its integrated with the appearance of the host dwelling. The proposed two storey front extension will appear sympathetic in design to the design and appearance of the host dwelling.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Section M, refers to householder extensions and states extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

The surrounding properties are predominantly bungalow in design and style and the addition is not considered to result in overdevelopment and will not be out of character with other properties within the street scene. Whilst the proposed development is a significant addition due to the scale of the host dwelling, it is not considered to appear as an overdevelopment or result in harm to the appearance and character of the street scene to justify a refusal and this is accordance it accords with D DM1, D DM4 (a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development will retain the existing separation distances (18.8m to the north and 26.9m to the south) to property boundaries. The two-storey front infill element will utilise the existing loft space and extend along the front elevation for about 3.03m.

The proposed ground and first floor extensions incorporate front windows in keeping with existing fenestration. The proposed front facing windows at ground and first floors are not considered to result in significant overlooking, overshadowing and loss of privacy to neighbouring occupiers because there are existing front facing windows at ground and first floors and they would not project away from the front elevation. Therefore, the proposed front facing windows at ground and first floors will not exacerbate overlooking or loss of privacy. Furthermore, due to the positioning and separation distance from neighbouring properties, the proposed development is not considered to have significant adverse impacts of the residential amenities of the neighbouring occupiers to justify refusal in this instance.

The proposal is not deemed to result in harm to the residential amenities of future and neighbouring occupiers as such accords with D DM1 and D DM4 of the Arun Local Plan.

AREAS OF CHARACTER

Policy HER DM4 - Areas of Character of the Arun Local Plan states that "within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to:

- a. The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
- b. The maintenance of an appropriate mix of uses where this is an important element in the character of

an area;

c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

The Areas of Character are not of sufficient historic or architectural interest for designation as Conservation Areas, it is important that these areas are protected because of their intrinsic quality and their local importance.

The proposed development in within Middleton-on-Sea Estate Area of Character 9. It is considered that the proposed development would affect the character and appearance of the host dwelling and the street scene. Therefore, the proposed development will respect and retain the individual characteristics of the area which make a positive contribution in the street scene.

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.

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:- P2, P4, P5, P6, P7, P8, P9 and P11.

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 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.