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

REF NO: M/14/20/HH

LOCATION: Clover Cottage
105 Middleton Road
Middleton-On-Sea
PO22 6DW

PROPOSAL: Single storey front, side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to construct a single storey front, side and rear extension.

RELEVANT SITE HISTORY

M/53/18/HH	Single storey side & front extension	ApproveConditionally 19-06-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Middleton Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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

SDSP2 SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG National Design Guide
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE
In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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.

DESIGN AND VISUAL AMENITY
As a result of its siting, there will be few available views of the proposed rear, and side extension. This is because it is sited on the Northern elevation of the host dwelling, where the majority of the extension is screen from the public realm by the host dwelling. This element of the proposed development is considered to be subservient to, and well integrated with the host dwelling, due to its design and scale. Furthermore, resultant of the aforementioned siting of this element, it is not considered to result in any unacceptably harmful impact upon the character of the locality.

The proposed front extension is considered to result in a change in appearance of the host dwelling, in that the porch will project from its Northern elevation, which faces the street scene. However, this is not considered to result in a harmful impact upon the character of the host dwelling, or its wider locality. The porch appears subservient to the host dwelling, resultant of its scale, and height. Additionally, it will be conditioned that the materials used in the construction of this element of the proposal will match those existing on the host dwelling, as to ensure that the porch would appear sympathetic to its character.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY
The proposed development is not considered to give rise to any harmful overshadowing or overbearing impact upon the occupiers of neighbouring dwellings to the East, or West. This is resultant of the aspect of the application site, and the separation distance between the proposed development and the application site boundaries. With regard to loss of privacy, the proposed development, due to its single storey nature, is not considered to result in any views that are not available from the application site at current.

The application is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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

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:

- Block Plan - 20/05/4 - February 2020
- Extension - 20/05/3 - February 2020

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 development hereby permitted shall match in colour and texture those of the existing dwelling.

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