

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

REF NO: M/154/21/HH

LOCATION: 14 Tudor Close
Middleton on Sea
PO22 6DN

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear extension that extends 3.3m off of and 6.9m across the rear elevation. The proposal has a height of 3.5m with eaves at 2.6m and features 2 No. rooflights on the western elevation at a height of 2.8m.

RELEVANT SITE HISTORY

M/100/15/HH	Demolition of detached garage & erection of two storey rear & side extensions	ApproveConditionally 07-12-15
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REPRESENTATIONS

Middleton Parish Council - No Objection.

No representations form nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council Drainage Engineers: Given the scale of the development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary.
Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIESArun 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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

In this case, 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.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

Middleton has a village design statement but the proposal falls outside the area covered by that document.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two-storey dwelling. The proposal seeks to erect a single storey rear extension. The proposal is moderate in scale, extending 3.3m off of and 6.9m across the rear elevation at a height of 3.5m with eaves at 2.6m in height. The proposal is appropriate in scale. The rear extension proposed, features materials that are matching to those found on the existing dwelling and the semi-pitched roof edges help to visually integrate the design of the extension further with the dwelling. This proposal is visually integrated, subservient and sympathetic to the host dwelling. The proposal is not visible from the street and as such, gives no rise to no impacts on the street scene.

The proposal is compliant with relevant development policies D SP1, D DM1(1),(2), D DM4(a),(b) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal retains 4.25m to the rear of the property, 9.25m to the western boundary and 11m to the eastern boundary. The property retains a significant curtilage surrounding the host dwelling and the proposal. As such, it is considered to possess sufficient private amenity space. The retention of these separations from the boundaries also support mitigation of adverse impacts on neighbouring residential amenity. Section M of the Arun Design Guide sets out the 45 & 60 degree rules when regarding single storey rear extensions. These rules aim to define whether or not a single storey rear extension gives rise to adverse impacts on neighbouring properties by way of overbearing or overshadowing. This proposal intersects no 45 or 60 degree sightlines and gives no rise to any adverse impacts by way of overbearing or overshadowing.

The proposal is compliant with development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

CONCLUSIONS

Following the agreement of revisions to the original proposal, the application is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and Section 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.

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 (11-01-22)
- Proposed Elevations (21-12-21)
- Proposed Ground Floor Plan and Roof Plan (21-12-21)

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 **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.