

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

REF NO: M/15/19/HH

LOCATION: 1 Tudor Close
Middleton-On-Sea
PO22 6DN

PROPOSAL: Two storey side/ front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to extend the property, by way of a two storey side extension and an extension to the front elevation.

RELEVANT SITE HISTORY

M/72/91	Demolish existing garage,out-building and conservatory and erect new two storey extension and single storey sun lounge.	ApproveConditionally 11-12-91
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Middleton Parish Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

[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

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally,

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

The proposed development represents a significant change to the appearance of the host dwelling, as a result of its significant scale, and siting. The proposed development is not considered to be a subservient addition to the host dwelling, as it matches the ridge height of the host dwelling, and constitutes an increase of 64% to the footprint of the host dwelling, as it adds 44.06sq.m. of floor area to the host dwelling, which is 68.4sq.m. Therefore, the proposed development is not considered to be in accordance with D DM4(b) of the Arun Local Plan. Whilst it is considered that the proposed development is not visually subservient to the host dwelling, it should be noted that as a result of the size of the residential plot, the proposed development is considered to respond well to the scale of the plot, and is subservient when compared to the size of the residential plot, therefore is not considered to compromise overdevelopment of the residential plot.

As a result of the design of the proposed extension, it is considered to appear well integrated with the host dwelling, resultant of its siting, design and use of materials. The design of the proposal and the matching materials allow the extension to have no significantly harmful impact upon the character of the host dwelling, as it is considered to resonate with it, in terms of character and appearance. This is helped by the design of the roof being of a similar design to the existing Eastern projection of the host dwelling. Additionally, as a result of the boundary treatment, there are very few available views of the proposed development from the street scene, which is considered to allow the proposed development to have no significantly harmful impact upon the character of the locality. There will be some views of the Southern aspect of the roof of the proposal, it will be conditioned that roof light details are confirmed, in order to ensure that they are of an acceptable design.

Therefore, whilst the proposed development is considered to be in conflict with D DM4(b) of the Arun Local Plan, it is in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant overbearing or overshadowing impact upon occupiers of nearby dwellings. This is as a result of the siting of the proposed development on the Southern side of the host dwelling, which is the aspect of the host dwelling sited furthest from neighbouring dwelling, as it faces the street scene of Middleton Road. With regard to loss of privacy, the proposed dwelling does not feature any windows that would result in any loss of privacy to occupiers of nearby dwellings, due to ample separation distances. Therefore, the proposed development 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:

- Proposed Side Extension - Proposed Plans and Elevations - Location & Block Plan - January 2019
- Proposed Side Extension - Proposed Plans and Elevations - January 2019

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 Prior to construction above DPC level, details of the roof lights featuring on the Southern roof slope of the proposal must be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the building by endeavouring to achieve a building of visual quality 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.