

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

REF NO: M/17/21/HH

LOCATION: 14 North Avenue South
Ancton
Middleton-On-Sea
PO22 6HE

PROPOSAL: Single storey side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey side and rear extension at 14 North Avenue South.

The materials used to construct this proposal will be similar to those on the host dwelling. The walls will be constructed with face brickwork, and the roof will be plain concrete tiles. The windows and doors will be UPVC to match existing.

This proposal will sit 5.71m to the northern boundary, where the rear extension will sit, the side extension will be positioned at the western boundary the boundary at the south will be 7.2m.

At the northern elevation the rear extension will be 8.96m in length with a height of 2.75. There will be two windows located on this elevation and one door, this measures 2m in height with a length of 1.51m. At the southern elevation where from the street scene you will be able to see the side elevation, the height will be 2.76m and length of 2.9m, there will be one window located at this elevation. At the western elevation the length of the side elevation will be 9.10m with a height of 2.8m. At the east elevation the proposal will measure 3.54m in length with a height of 2.73m. This development will be used to provide two additional bedrooms to the property.

REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage engineers:

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

According to our mapping there may also be a foul water sewer running through the rear garden in the location of the proposed extension. Southern Water should be consulted regarding the location of this sewer and any easements, diversions, or build over agreements that may be required.

POLICY CONTEXT

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be 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.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear side of the host dwelling and will be visible to the street scene and the wider area, so will have an impact on the character and appearance of the area. This is due to the proposal being visible to the street scene due to the side extensions location. Although the proposal will be visible at the street scene, the scale and position of the extension will not have an adverse affect on North Avenue South, this is due to the extension appearing subservient and well integrated to the host dwelling.

This development matches the existing walls, roof, windows and doors of the host dwelling, these materials are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The single storey rear and side extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and the single storey nature. The northern boundary extends 5.71m and the southern boundary is 7.2m to the roadside. The window and door at the northern elevation will be positioned at the rear extension. There is a significant boundary of 5.71m and due to the single storey of this proposal there will be minimal harmful overshadowing or overbearing impacts to the neighbour at 14 North Avenue East.

The window at the south elevation which is on the side elevation, the window looks to the street scene at North Avenue South. Due to the boundary at the south being significant of 7.2m and the single storey nature of this development, there will no harmful impacts to the street scene or southern neighbours.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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

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:
- Location and block plan
 - Proposed plans

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 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 5 INFORMATIVE: According to our mapping there may also be a foul water sewer running through the rear garden in the location of the proposed extension. Southern Water should be

consulted regarding the location of this sewer and any easements, diversions, or build over agreements that may be required.

- 6 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.