

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

REF NO: M/19/22/HH

LOCATION: Hillcrest
5 West Close
Middleton-On-Sea
PO22 7RP

PROPOSAL: Single storey rear and side extension and, alterations to existing fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The erection of single storey wrap around side and rear extension, measuring a maximum of 16m by 14m. It is to have a pitched/flat roof configuration with 3 roof lanterns.

RELEVANT SITE HISTORY

M/62/02/	Extension of existing house	ApproveConditionally 04-09-02
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REPRESENTATIONS

Middleton Parish Council - No objection.
Middleton-on-Sea Association - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary.
Area of Character.

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:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a side extension should also be subservient to the host dwelling and respect the space between buildings, and a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Middleton does not have a Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

It is proposed to provide a wraparound side and rear extension which will protrude 1.7m from the southern elevation and 6m from the eastern. Giving a maximum overall length and width of 16m by 14m. Its overall height will be 3.6m, its eaves and ridge height are to be significantly lower than the two-storey host dwelling. Various other external windows and doors are proposed to the existing structure to suit, all to be located at ground floor level. Hillcrest is a large 4/5 bedroom dwelling located on a spacious plot comparable to others in the area.

The side element of the extension will be visible from the street and will have an effect to the character of the street scene. The effect is acceptable by reason that it is to be constructed of materials which match the existing dwelling, it is significantly smaller in scale than the host dwelling and it is to be set back from the front elevation of the dwelling by 1.5m. It therefore complies with Policy D DM3 in that it will have good visual integration and be subservient to the host dwelling and the wider area.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The proposed extension will encroach on its respective boundaries. The separation gap between the dwelling and its southern boundary will reduce to 1.3m and a rear garden length of 24.3m will be retained. To its south No. 6 West Close has built up to its boundary with a conservatory type extension, as such the retention of a small gap is considered appropriate and in character with the area. The rear garden length accords with design guidance recommended levels. When considering the 60-degree rule for single storey rear extensions it accords with the length of extension allowable when compared against the neighbours to either side. The single storey extension has a pitch/flat roof combination, with an eaves height at approximately 2.8m in height, pitched away from the boundary; giving it an appropriate scale when compared with the host dwelling and other surrounding buildings. The works will not significantly impact the level of light or have an overbearing impact on the neighbouring properties, especially that of No 6 West Close to which it bears its closest relationship.

In terms of overlooking, all proposed windows will be located at ground floor level and no new views will be created. No negative impact from overlooking is foreseen in accordance with D DM4 of the Arun Local Plan.

The proposed development is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

AREA OF CHARACTER

The site lies within Area of Character 9, which describes the area as properties situated in large plots, well maintained lawn frontages, mature shrubs and trees are a defining feature. These streets are attractive with a low-density layout and wide variation in design. However, the majority of buildings are of a low aspect ratio, broad and low rather than narrow and tall. Each property has an individual character but incorporates similar height and dimension characteristics.

The proposed development will retain the existing grass area to the front of the property. Given the extension is to the ground floor and will increase the width rather than the overall height of the property, it is felt it still conforms to the area description and as such complies with Policy D DM2 of then Arun Local Plan.

SUMMARY

The proposed development accords 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.

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 Plans and Elevation 20175-02
- Existing Plans and Location Plan 20175-01

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 and the Arun Design Guide.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan and the Arun Design Guide.

- 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.