

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

REF NO: M/1/25/HH

LOCATION: Little Thatch  
93 Middleton Road  
Middleton-on-Sea  
PO22 6DW

PROPOSAL: Demolition and rebuilding of garden building.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

M/47/20/HH	Construct a new site access from Middleton Road.	ApproveConditionally 03-09-20
M/37/20/NMA	Non-material amendment following grant of M/133/17/PL for removal of lantern light on rear conservatory and replace with 2 No. fixed skylights, finish external wall of conservatory in face brickwork and replace Cedral Lap system external wall cladding with Cedral click-plank system (no colour change)	Approve 05-06-20
M/148/18/NMA	Non-material amendment following the grant of M/133/17/PL to reduce length of the 2 fanlight windows in east elevation, install preformed rendered chimney stack, reduce length of kitchen window in west elevation, reduce length of playroom window in west elevation, remove high level window in bedroom 1 in west elevation, install external SVPs on west elevation, install white aluminium windows & doors to south, west & east elevations, install grey aluminium bi-fold doors to both kitchens, dining room & conservatory, replace 2m fixed pane window in large kitchen with identical size bi-fold doors, lower height of roof windows in bedrooms 3 & 4 & install a 1m x 3m flat glass rooflight with a 100mm kerb height centrally in the girder truss flat roof over the kitchen on the East elevation.	Approve 06-12-18

M/134/18/NMA      Non material amendment following the grant of  
M/133/17/PL

M/133/17/PL      Demolition & erection of 1 No. dwelling to existing ground floor slab. ApproveConditionally  
06-06-18

## REPRESENTATIONS

Middleton Parish Council - No objection.

No representations received from nearby occupiers.

## CONSULTATION RESPONSES RECEIVED:

None.

## DEVELOPMENT PLAN POLICIES

### Arun Local Plan 2011 - 2031:

DDM1      D DM1 Aspects of form and design quality

## PLANNING POLICY GUIDANCE:

NPPF      National Planning Policy Framework

NPPG      National Planning Practice Guidance

## SUPPLEMENTARY POLICY GUIDANCE:

SPD11      Arun Parking Standards 2020

SPD13      Arun District Design Guide (SPD) January 2021

## CONCLUSIONS

### DESIGN AND VISUAL AMENITY

The proposed outbuilding would be sited on the front south western corner of the plot. The surrounding area is residential in nature, comprising of dwellings located within large plots. The application seeks to replace the garden building with a new single storey building comprising a store room and bedroom. The outbuilding would have a depth of 11m and a width of 5m with a hipped roof form. The outbuilding would have a maximum height of 5.3m.

The development would be visible within the street scene of Middleton Road, as it would be positioned to the front of the host dwelling. Within the street scene, the dwellings are set back from the road, with a variety of fencing and hedging extending across the front boundaries. There are a variety of front projections and detached outbuildings found to the front of properties along the street. It is noted that the existing structure is currently highly visible due to the existing access drive, however, planning permission was granted under M/47/20/HH to construct a new site access to the east of the site. The proposal is for a single storey outbuilding with accommodation limited to the ground floor. The outbuilding would be set back 2m further from the front (south) boundary when compared to the siting of the existing outbuilding which it would replace, thus further reducing the prominence of the outbuilding within the street scene.

The proposed outbuilding would have a tiled pitched roof, with a clad timber frame (matching the dwelling). The windows would be of uPVC and doors will be Gliderol steel roller door in Anthracite Grey. The outbuilding is considered of high-quality design. The scale of the structure is larger than the existing however it would be set back further from the front boundary of the site, and given the existing variation within the street scene and the sympathetic design of the proposed outbuilding, the proposed outbuilding would comply with policy D DM1 of the Arun Local Plan.

Given the scale of the proposed outbuilding, and that it would accommodate a bedroom, it is reasonable to attach a condition to this planning permission to require the outbuilding to remain ancillary to the host dwelling. Given the siting of the outbuilding to the front of the site, a further condition is added to require the materials to match the dwelling to enable the outbuilding to further integrate into the application site and wider street scene.

The proposal would not result in harm upon the character of the area in accordance with policy D DM1 of the Arun Local Plan and the Arun Design Guide.

#### RESIDENTIAL AMENITY

The outbuilding would be to the front south western corner of site and it would replace an existing outbuilding. Whilst the outbuilding would be 1.1m higher than the existing outbuilding, given the spacing between the proposed outbuilding and the neighbouring properties, and that it would replace an existing structure, the proposed outbuilding would not overshadow neighbouring properties. Three windows and one door would be positioned within the outbuilding facing towards the number 91 Middleton Road. All other windows face across the front of the host property or front garden amenity. Given the high fence line and that the proposed outbuilding would be set in from the shared boundaries with the adjoining neighbours, the outbuilding would not result in any overlooking to neighbouring amenity.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in unduly harmful adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

#### PARKING

The property as existing and proposed retains sufficient parking spaces to serve the dwelling. The site is in Parking Zone 2 as per the Arun Parking Standards. The existing parking area is retained to the front of the property. This area as existing can accommodate 3 vehicles according to the Parking SPD guidance measurements for spaces (3m x 6m), and this would remain unchanged following implementation of the proposed development. This is suitable for the scale of the property and will not result in any adverse harm to highways.

#### SUMMARY

The application 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.

## **CIL DETAILS**

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

## **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 Plan.

Proposed Site Plan 1.23.10.C.

Existing and Proposed Street Scene Elevations 1.23.11.

Proposed Plans, Elevations and Section 1.23.14.A.B.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

3 The materials and finishes of the external walls and roof of the garden building hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Little Thatch, 93 Middleton Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use

of the site and lead to an unsatisfactory relationship between independent dwellings.

5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.