

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

REF NO: M/20/25/HH

LOCATION: 3 Tuscan Avenue
Middleton on Sea
PO22 7TD

PROPOSAL: Conversion of detached garage and store with single storey link extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

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)

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

DESIGN AND VISUAL AMENITY

The site is a detached bungalow with an existing detached garage to the east of the main dwelling. The proposal is to convert the garage, provide an enclosed link to the rear of the building, and a cover between the two structures. As part of the garage conservation, the height of the flat roofed garage will be increased from approx. 2.4m to approx. 2.7m. The proposed link and covered area will also have flat roofs, matching the height of the garage. The link is to be constructed with brickwork to match the existing and additional fenestration will be added to the front and rear elevation to facilitate the proposed

conversion.

Overall, the effect of the proposals on the character and visual amenity of the property and the wider area will be minimal, and the proposals will not cause harm in accordance with Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed increase in the height of the garage and link extension is unlikely to affect neighbouring properties, as the alterations will take place between the main dwelling to the west and a garage with a pitched roof to the east. The proposed fenestration is on the front and rear elevations at ground floor level and will not result in overlooking effects.

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

DRAINAGE

As the proposal falls within the Lidsey Treatment Catchment, the management of surface water drainage is a

consideration in reducing flood risk in the locality. The extension results in a minimal increase in the footprint of the dwelling, as much of the area which is affected by the development is existing hardstanding. Although no response was received from the ADC drainage engineers, it is considered that the sustainable drainage of the site can be sufficiently secured through Building Regulations. The proposals will not increase flood risk elsewhere and will be sustainably drained in accordance with policies W DM1 and W DM3.

PARKING

The proposals would result in the loss of parking provision. It is noted that the area to the front of the garage is currently used for parking, and it is assumed that this arrangement would continue following the works. There is availability of on street parking in the surrounding area.

SUMMARY

The development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 Plans and Proposed Floor Plan Sheet 1 of 3
- Proposed Elevations Sheet 2 of 3
- Existing Floor Plans and Elevations, Existing and Proposed Roof Plans Sheet 3 of 3

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 of the extension hereby permitted shall match in colour and texture those of the existing building.

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

4 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).

5 **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.