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

REF NO: M/26/20/HH

LOCATION: 2 North Avenue East
Ancton
Middleton-On-Sea
PO22 6HQ

PROPOSAL: Erection of a single storey rear kitchen extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No objection
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD7	Middleton on Sea Village Design Statement

CONCLUSIONS

PRINCIPLE
The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Middleton does have a Neighbourhood Plan but does have a Parish Design Statement.

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 extension will be situated to the rear of the property and is not visible from the wider area.
The extension will have a gable roof which matches that of the host dwelling and is sympathetic in appearance. There will also be matching materials ensuring it appears well integrated.

With the development at single storey, it is considered a subservient addition and with no viewpoints from the wider area, the proposal is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The addition will have a modest depth of around 1.7m. It will run along approximately half of the rear elevation with a width of 3.15m.

The extension is relatively tall, with the eaves matching existing at 2.7m and a pitched roof of 5m height which runs in line with the roofline of the host dwelling.

There are windows located either side of the roof of the extension but these are high level velux windows that will not afford outward views.

There will be doors to the rear and rooflights however due to the height of these, it is not considered to result in adverse overlooking.

As a result of the siting and design, the proposed development is deemed to accord with D DM1 and D DM4 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 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 - 203085/02

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 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.