

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

REF NO: M/30/25/HH

LOCATION: Sea Holly
4 South Walk
Middleton-on-Sea
PO22 7RW

PROPOSAL: Proposed extension to existing rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/48/06/	Single storey rear extension incorporating existing garage together with new garage	ApproveConditionally 09-06-06
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REPRESENTATIONS

Middleton Parish Council - No objection.

Middleton on Sea Association - No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

Tree Preservation Order (TPO ref - TPO/M/2/76).

Areas 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)
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD7	Middleton on Sea Village Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow along South Walk. The application seeks permission for a proposed extension to an existing rear dormer. Views of the existing dormer are largely restricted as a result of the siting of the dwelling. The proposed extension to the dormer to the rear of the property would not result in any changes to the principal elevation. The development would therefore have no visual impact upon the character of South Walk to the south (front) and some minor visual impact upon the area to the north where the rear elevation is visible.

The existing rear dormer is to be extended to enlarge the bathroom and en-suite area at first floor level. The depth of the rear dormer would be increased by 1.3m, the width of the rear dormer will remain the same. As such, the proposal would be a minor alteration to the scale of the rear dormer. Given the minor scale of works the proposal would not result in the dwelling appearing out of keeping with the area and is acceptable. The walls of the proposed dormer extension would use the same materials and the dormer would maintain the same profile and width as the existing dormer. Due to the scale and design of the proposed extension of the dormer and the proposed materials and finishes, the proposal is subservient and sympathetic. The proposed dormer extension is in accordance with section M of the Arun Design Guide and policy D DM1 and D DM4 of the Arun Local Plan (ALP).

The rear dormer would partially conflict with the Arun Design Guide (ADG), which states that dormers should be minor incidents on the roof plane and incorporate pitched roofs in most cases, avoiding large box-shaped designs. It is noted that the rear dormer would be minimally set up from the eaves height of the dwelling following the proposed extension, however given that there is an existing rear roof slope obscuring views of this dormer, it is acceptable. Additionally, in this instance, there is an existing wide, flat roof dormer and there are other examples of similar dormers to that proposed on the street scene. Therefore, the proposed dormer extension would not appear prominent within the street scene, nor result in harm to the character of appearance of the host dwelling.

Additionally, a set of six rooflights are proposed to the roofscape of the rear (north) roof of the dwelling. These rooflights are high level and given that there already 4 rooflights, (two of smaller scale) are present along the rear roof, the additional rooflights are acceptable given their minimal visibility from the street scene. Along the rear (north) elevation, two sets of three-pane bifold doors are proposed, measuring approx. 5.3m in width. Given that the doors are set in 24m from the rear site boundary, the works would not adversely impact the character of the area.

The development would not adversely impact the visual amenity or character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to

existing elevations through the size and positioning of doors and windows.

The proposed rear dormer extension would contain 2no. windows which would be larger than the windows within the existing dormer but lesser in number. The overlooking effects across neighbouring properties would be similar to the level already experienced by nearby occupants and would not be materially intensified by the development. The dormer is contained within the footprint of the existing building and would be set in 24m from the rear site boundary. As such, the extension to the dormer would not result in overbearing or overshadowing to neighbouring properties.

A set of six rooflights are proposed to the roofscape of the rear (north) roof of the dwelling. These rooflights are high level and would not result in overlooking. The bifold doors are set in front the rear site boundary by 24m and overlook the rear garden amenity and are acceptable.

The development is in accordance D DM1 and D DM4 of the ALP and Part M of ADG in that it will not give rise to adverse overlooking, overbearing or overshadowing effects.

HERITAGE

Paragraph 209 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

Given the size and scale of the dormer extension, it would not result in harm to the character or appearance of the property, or the locality, and is acceptable. The rear dormer would be set a sufficient distance away from the site boundary (approx. 24m) and would have a limited impact on the composition of street or the appearance of the Area of Character. The materials proposed would match the existing, and as such, the proposed dormer extension would not result in harm to the non-designated heritage asset.

The development would not result in harm to the significance of the non-designated heritage asset and would preserve the appearance of the Area of Character in accordance with policy HER DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan policies and as such is recommended for approval subject 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 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 and documents:

Biodiversity Enhancement Statement (received - 24-03-25).
Proposed Plans and Elevations 06.

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 rear dormer 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 policy D DM1.

- 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.