

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

REF NO: M/30/26/HH

LOCATION: 181 Middleton Road
Middleton
PO22 6DF

PROPOSAL: Rear & side single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within Built-Up Area Boundary.

CIL Zone 4.

Part of the northern aspect of the application site lies within the Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
MDS	Middleton-on-Sea Village Design Statement by Middleton PC

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site contains a detached bungalow on Middleton Road. This application seeks planning permission for a single-storey side extension and a single-storey rear extension. The works would be partially visible from the street scene and would be constructed from materials to match the host dwelling.

The proposed single-storey side extension would measure 2.6m wide and 5.8m deep, with an eaves height of 2.2m to match the host dwelling. It would have a pitched roof in line with the host dwelling, with a maximum height of 4.6m. The proposed extension would be partially visible within the street scene due to the corner plot the dwelling occupies.

Notwithstanding this, it is noted that the street scene is varied, with various extensions present. Furthermore, the extension would reflect the character and appearance of the host dwelling in terms of its design and would be set down 0.1m from the host dwelling's ridge height. Therefore, the proposed extension would not appear unduly prominent within the street scene, nor would it result in harm to the character or appearance of the host dwelling, street scene, or wider area.

The proposed single-storey rear extension would measure 5.8m wide and 1.8m deep, with an eaves height of 2.2m to match the host dwelling. It would have a pitched roof in line with the host dwelling, with a maximum height of 4.6m. The Arun Design Guide (ADG) states that rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space, and take opportunities for innovative and contemporary design where appropriate. Rear extensions projecting up to 3.3m are generally acceptable, while the proposed extension would project only 1.8m. As such, the extension is acceptable, particularly due to its limited depth and given that it would maintain a substantial separation distance of approximately 7.2m from the rear boundary. It is also noted that the main garden amenity space is located to the front of the property and would remain unchanged. Therefore, the extension would not result in harm to the character or appearance of the host dwelling, street scene, or wider area.

The proposal would not result in harm to the character or visual amenity of the dwelling or the surrounding area and is therefore in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, having regard to the positioning of neighbouring buildings, and should respond to existing elevations through the size and positioning of doors and windows.

The proposed single-storey side extension would be set in approximately 2m from the east boundary with the highway to the side, Yapton Road. It is noted that between the boundary and the highway itself there is a pavement and a grassed verge. Fenestration within the extension would be screened by the existing high-level fencing. Given the siting of the proposed extension, it would not result in overbearing, overshadowing, or overlooking effects.

The proposed single-storey rear extension would be set in 7.2m from the rear (north) boundary and 4m from the side (west) boundary. To the west, the host dwelling is set in 1.2m from the boundary; as such, the extension would not result in overbearing or overshadowing effects. Fenestration proposed within the rear extension would be set within the rear elevation and would not result in overlooking effects, given the substantial separation distance to the rear.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking impacts and would therefore be in accordance with ALP policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with the 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

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:

Ground Floor Plan - as proposed 28/26/05

Ground Floor Plan - as existing 28/26/01

Roof Plan - as proposed 28/26/06

Roof Plan - as existing 28/26/02

East and South Elevations - as proposed 28/26/07

North and West Elevations - as proposed 28/26/08

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 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).

- 4 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 NPPF.