

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

REF NO: M/31/22/HH

LOCATION: 143 Middleton Road
Middleton-on-sea
PO22 6DF

PROPOSAL: Conversion of detached garage to ancillary annexe including installation of 1 x dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert an existing detached double garage to habitable accommodation and construct a side facing dormer window.

RELEVANT SITE HISTORY

M/42/20/HH	Side entrance canopy.	ApproveConditionally 19-08-20
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REPRESENTATIONS

Parish Council - No objection.

Middleton-on-Sea Association - No objection.

1 letter of Objection -

- Site ownership is not under the applicants control (cert B filled in) but no notification receive by the owner.

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

MDS Middleton-on-Sea Village Design Statement by Middleton
PC

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1, D DM4 and HER DM2 of the Arun Local Plan. Additionally, Middleton Village 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.

Policy HER DM2 of the Arun Local Plan relates to Locally Listed Buildings or Structures of Character. First, it sets out the criteria that should be met by the buildings in order to become locally listed. With relation to the alteration or extensions of buildings on the Local List, it states that the proposal should relate sensitively to the building, respecting its architectural, landscape or historic interest.

Policy T SP1 ensures development of the transport network so that it reduces the need for car travel, promotes green infrastructure, protects the major road network, maintains appropriate levels of parking standards and requires applications to consider and design for development in relation to transport infrastructure.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

DESIGN AND VISUAL AMENITY

It is proposed to convert an existing detached timber framed garage to be habitable accommodation with the inclusion of a north (side) facing dormer window. The dormer is set in from the eaves line and in from gable ends so that it is centrally located to the roof plane. The materials use in the exterior works will match the existing building although modern PVCu/aluminium windows are proposed over timber equivalents.

Due to its siting, the proposed development will be visible within the street scene of The Byway, given that the construction of the dormer faces north it will not be visible from Middleton Road. Whilst the proposal will result in a change in appearance to the host building, this change will not be harmful to the established character of the host building, or its locality. The proposed dormer appears well integrated with the host building, and subservient to its built form.

The host dwelling is a Locally Listed Building (LLB), however the work is to a detached timber garage on site. The garage is an older structure but is not of any significant importance. By reason that the works are to a separate building within the curtilage, which will not be visible when looking at the LLB, no harm will arise from the proposed development.

The proposed development will sensitively relate to the established character of the Locally Listed Building and have no harmful impact upon the character of the locality. As such, it will be in accordance with D DM1, HER DM2 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development will not result in any overshadowing or overbearing impact upon the occupiers of neighbouring dwellings. This is due to the bulk of the construction works being located within the extent of the existing building's footprint and its modest scale and siting. Additionally, the proposal is not considered to result in a loss of privacy to occupiers of nearby dwellings, in that there is a significant separation gap between facing windows.

To protect the amenity of neighbouring occupiers a condition will be added to the decision relating to the use of the building as ancillary to No 143 Middleton Road.

The proposed development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

PARKING

Two parking spaces will be lost further to the garages redevelopment, however as there is a large parking area to the northern end of site this is not of concern. The proposal will comply with policy T SP1 of the Arun Local Plan.

SUMMARY

The proposed development accords with the relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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:

- Site Location and Block Plan - 1126/03
- Proposed Plans and Elevations 1126/02

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 143 Middleton Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan 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.

- 4 The materials and finishes 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 policy D DM1 of the Arun Local Plan.

- 5 **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.