

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

REF NO: M/32/21/HH

LOCATION: 8 West Close
Middleton-On-Sea
PO22 7RP

PROPOSAL: Single storey rear extension, alterations to existing fenestration including new recessed front porch, and, alterations to external appearance.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Permission is sought for a single storey rear extension, alteration to the fenestration and porch and alterations to the layout of a two storey detached property with a habitable roof. The property has a front gabled projection and hipped roof above the main house and attached double garage to the north. The chimney breast dominates the front elevation.

At ground level, a single storey rear extension would provide a new open plan kitchen/dining room opening out in the rear garden, the flat roof above living room would be enlarged, becoming over-hanged and to the rear aligned with the roof of the rear extension. One lantern would be inserted into this enlarged roof and the fenestration of southern and eastern elevation would be revised. The single storey extension would project by 4.5m from northern wing, would be 6.7m wide with flat roof 2.8m high with one lantern. The back door on the north elevation would be moved to the back and two small windows would be bricked up. One large and one small window is proposed on the northern elevation of single storey extension, picture window on the eastern and sliding door leading to patio on the southern.

The existing porch would be recessed, mock Tudor boards would be removed, gable window replaced with smaller, chimney breast would be slightly re-shaped and small window at the first floor level to the left of it would be bricked up. Two small balconies of master bedroom (one facing to the south and one to the east) would be replaced by one larger corner balcony and existing fenestration would be replaced with corner sliding doors. One small roof-light would be inserted to the north roof plane of the main house. At first floor level alterations to the layout would provide 4 bedrooms all with en-suite.

The materials used would match the existing; walls white painted render and new powder-coated aluminium framed

windows and doors throughout.

RESIDENTIAL DEVELOPMENT N/A
DENSITY (NET)

RELEVANT SITE HISTORY

M/64/98/	Car port.	Approve 21-10-98
M/29/61	Extension To Dining Room And Bedroom And New Bathroom	Approve 07-02-62

REPRESENTATIONS

Middleton Parish Council: No objection.

Middleton-on-Sea Association: No objection.

No letters of objection received.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary;
Area of Character;
Archaeological Notification Area.

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
HERDM4	HER DM4 Areas of Character
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD6	Archaeology
SPD7	Middleton on Sea Village Design Statement
SPD8	Areas of Special Character

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan.

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.

The Arun Design Guide Supplementary Planning Document (SPD) adopted on 25th January 2021 is a material consideration. Part M which deals with Extensions requires the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form; privacy can be maintained by locating and designing windows to prevent overlooking. Extensions should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

Middleton-on-Sea Village Design Statement (Design Guidance for the Area of Special Character) at page 20 points out that 'particular attention should be paid to the design style and detailing, the original building's characteristics of proportion of windows to walls should be maintained. In case of extensions/alterations the aim should be that they will look as if it were part of the original design.

DESIGN AND VISUAL AMENITY

The site is in the Area of Special Character where a certain rules highlighted in the Middleton-on-Sea Village Design Statement would apply. The extension would be subservient to the building and being to the rear of the property means it will not be visible in the street-scene. Therefore it would not compromise the spatial character of the area.

The alterations to the fenestration and front porch result in considerable changes of the original design, however the high quality materials which would match those used in the house and the fact that changes would be allowed under PD, the alterations on balance are acceptable and it is considered that the development would be visually integrated with building and not detract from the local and wider area's character.

As a result the proposal would not be detrimental to the street scene, would not have a harmful impact upon the host dwelling, and therefore would accord with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan, Arun Design Guide and Middleton-on-Sea Village Design Statement in general.

RESIDENTIAL AMENITY

The rear extension would be in a distance of 3.4m from the shared boundary with the neighbouring dwelling to the north, and would be screened by the fence and given its separation distance of 8m from the side elevation of this neighbouring property, it is not considered that the rear extension would have an adverse impact on the amenity of the neighbouring properties in terms of loss of sunlight, privacy or outlook.

The nearest property to the rear is in a distance of 38m from the extension. The alterations to fenestration would not affect the amenity of neighbouring properties due to their nature and a significant separation distance. In addition the corner balcony would be only an enlargement of two small existing, facing to the same directions. Taking into account the above the development would be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development would accord 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

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:

Dwg No 20102-02, Proposed Block Plan, Roof Plan, Ground Floor Plan, First Floor Plan, Second Floor Plan, Front, Rear, North and South Elevation.

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.