

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

REF NO: M/33/25/HH

LOCATION: 33 North Avenue  
Middleton-on-Sea  
PO22 6HG

PROPOSAL: Conversion of loft to habitable use with front and rear dormers. Replace detached garage with new. Installation of front porch canopy and alterations to fenestration.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Middleton Parish Council - No objection.

3 letters of support from nearby occupiers. 1 no objection response from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - No response received.

**POLICY CONTEXT**

Lidsey Treatment Catchment Area.  
Within an area with potentially high groundwater levels.

**DEVELOPMENT PLAN POLICIES**

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

DDM1	D DM1 Aspects of form and design quality
WDM2	W DM2 Flood Risk
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

**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 dwelling occupying a corner plot along North Avenue. The application seeks planning permission for the conversion of the loft space to habitable use with front and rear dormers, the replacement of the detached garage, the installation of front porch canopy and alterations to fenestration.

The front porch would be open in style with two wooden support posts constructed to the northern flank elevation of the host dwelling. A pitched roof is proposed to the front porch and would be finished in grey slate tiles. The porch would be approx. 0.9m deep x 1.9m wide with a maximum ridge height of 3.4m. The porch would integrate well with the host dwelling and it would not be visually obtrusive within the street scene. Given the existing variation within the wider street scene and that the porch would reflect the character and appearance of the host dwelling, the porch would not result in harm to the character or appearance of the dwelling or street scene.

The two front dormers would be inserted within the front (north) roof slope of the property and would be visible from the street scene. The front dormers would be proportionately positioned within the front roof plane and will measure approx. 1.5m wide x 2.7m deep x 2.1m high. The dormers would respect the original roof ridge height and would maintain a symmetric appearance overall. The walls of the front dormers are to be clad with Hardie planks and the roofs are to be finished with grey slate roof tiles. The windows are to be of white uPVC.

Part M of ADG requires front dormers to be centrally located and to not adversely impact the original character and appearance of the building and its surrounding area. Whilst the two front dormers would alter the original character of the property and front dormers are not a common feature in the street scene, the main roof ridge height of the host dwelling is retained, and the development does not project beyond the original footprint of the property which minimises any visual harm on the locality. The front dormers reflect the character and appearance of the host dwelling and as such, the visual impact is acceptable.

The rear (south) dormer would be small in scale and is located centrally within the rear roof slope. Additionally, it is noted that the dormer would be of the same width, depth, height, and scale as that which could be constructed under permitted development. Given the size and scale of the proposed dormer, the dormer would not result in demonstrable harm in this regard. The proposed rooflights within the northern and southern roof slopes would not appear prominent and would not result in any harm in this regard.

The proposal includes the change of the external materials of the entire dwelling. The roof will feature grey slate roof tiles, and the walls will feature horizontal fibre cement weatherboarding. These changes will help visually integrate the existing dwelling with the proposed extensions and is acceptable.

The application seeks permission to replace existing garage with new garage (different material palette) of the same scale and height. The materials would match that of the dwelling and would integrate well with the dwelling as a whole and is acceptable.

The development will not give rise to significant undue harm on visual amenity 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 front (north) and rear (south) dormer windows would be contained within the existing front and rear roof slopes of the host dwelling and would not result in overshadowing or overbearing impacts to neighbouring properties. Given the siting and scale of the proposed porch, this element would not result in any harm to neighbouring properties.

At first floor, the front dormers would contain 2no. north facing windows which would look onto North Avenue and would not result in any overlooking to neighbouring properties.

A window is proposed within the rear dormer that would serve a bathroom, given the proximity of the rear dormer window to the neighbouring dwelling and in the interests of preserving the privacy and amenity of the users of this room and neighbouring amenity, a condition has been attached to this planning permission, requiring the window to be obscure glazed and non-openable below 1.7m from finished floor level.

A window is proposed within the east (side) and west (side) gable ends of the dwelling at first floor level. The full-length window proposed along the west elevation will look onto the flank elevation of the neighbour to the west, and would not cause any significant overlooking effects as this window is set in from the western boundary by approx. 10m. The window proposed within the eastern elevation is oriented to face North Avenue and would not result any adverse loss of privacy or overlooking impact. The other changes to fenestrations are proposed at ground floor level and given that there is existing fenestration already present within these elevations, it is acceptable.

The rooflights proposed on the north and south elevations would be high level and would not result in any overlooking to neighbouring properties.

The proposed development would not result in adverse harm on residential amenity and is therefore in accordance with Part M of Arun Design Guide and policy D DM4 of the Arun Local Plan.

#### FLOOD RISK

The application is within the Lidsey Treatment Catchment Area and near to an area at risk of surface water flooding, therefore surface water drainage design should be carefully considered. The drainage engineers have not provided any comments.

There is no increase in impermeable floor area at ground floor level as the garage replacement would be a like to like replacement in terms of floor area.

The proposed development would be contained within the loft space of the host dwelling and would not result in addition of any impermeable spaces on site and is therefore acceptable.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the district and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

#### SUMMARY

The proposal is in accordance with relevant Development Plan policies and, as such, is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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:

Roof Plan and Site Plan 002.  
Street Elevations and Section 005.  
Proposed Garage Plans 006.  
Design Statement 007.  
Biodiversity Enhancement Statement (received - 16-04-25).  
Proposed Building Elevations 004.  
Proposed Plans 003.  
The location plan 001.

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 first floor windows within the rear (southern) dormer shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and

be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

- 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.