

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

REF NO: M/36/26/HH

LOCATION: 68 Ancton Way
Elmer
Middleton-on-sea
PO22 6JP

PROPOSAL: Ground floor alterations and new first floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - No objection.

POLICY CONTEXT

Lidsey LFRZ.

Lidsey Treatment Catchment Area.

Flood Zone 3.

Prone to Groundwater Flooding.

Tree Preservation Order.

Within Built-Up Area Boundary.

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

WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site contains a detached bungalow along Ancton Way. This application seeks planning permission for ground floor alterations and an extension to create a first floor level. The works would be visible from the street scene and would result in alterations to the character and appearance of the dwelling as well as an increase in bulk and massing.

Proposed alterations to the ground floor include remodelling the front elevation, including relocation of the front entrance following the partial demolition of the existing garage. Overall, there would be no increase to the existing footprint; rather, there would be a 1.6m reduction in the depth of the east-side element. To the rear, bi-folding doors are proposed. The alterations are acceptable and would not result in harm to the character or visual amenity of the host dwelling.

The proposed first-floor extension would introduce new first-floor accommodation. It would have a maximum width in line with the ground floor, at 8.5m wide, and a maximum depth of 8.1m. It would maintain the gable-end feature to the front and rear, reflecting the character of the host dwelling, with a maximum height of 7.3m, increased from 4.6m, matching the height of the west-side neighbour, No. 66. To the east side, the ridge would be set down by 0.3m. It is noted that there are several examples of alterations and extensions within the street scene, including the construction of a new two-storey dwelling at No. 66 Ancton Way and No. 72 Ancton Way. As such, the increase in scale and massing would not appear out of keeping within the street scene or the wider locality.

Given the nature of the proposed extension, it would not be a subservient addition to the existing dwelling. However, the proposed extension would reflect the character of the host dwelling, with a pitched roof form to match the existing. Moreover, the dwelling is set 5.7m back from the boundary with the highway and would not appear unduly prominent within the street scene. The extension would be finished with roof materials and fenestration to match the existing, with light-coloured cladding to the first floor and render to the ground floor. There is white cladding on the existing building, so its introduction at first-floor level would not be out of keeping within the locality.

Overall, the proposed development would not result in an increase to the footprint of the host dwelling. The alterations would change the character of the dwelling in terms of its scale and massing. However, given the varied character of the street scene, the proposed works would not result in harm to the character or appearance of the host dwelling, and the alterations and extension would integrate well with the existing building. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

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

The host dwelling has neighbours to either side. The proposed development would not extend the

dwelling any closer to the existing boundaries. It is noted that the gaps between dwellings are small, measuring 0.48m to the west and 0.18m to the east, and as such the first-floor extension would result in some overbearing and overshadowing impacts. However, these would be minimal given that the rear elevations of both neighbouring properties are set well beyond the rear elevation of the host dwelling by at least 3m. These impacts would not be unduly severe so as to justify the refusal of planning permission in this regard.

The additional fenestration within the front elevation would have an outlook over the application site frontage and would not result in any overlooking. No first-floor side windows are proposed. To the rear, additional fenestration would provide an outlook over the rear garden and onto fields beyond the rear boundary. Whilst some views of neighbouring gardens would be available from the first floor rear fenestration, these views would not be so significant so as to justify the refuse of planning permission in this regard.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in that it would not result in significant adverse overshadowing, overlooking, or overbearing effects on neighbouring properties.

FLOOD RISK

The site is located within the Lidsey Treatment Catchment, Lidsey Local Flood Risk Zone and National Flood Zone 3. The public sewer within the Lidsey Wastewater Treatment Catchment has a documented history of flooding, and any additional surface water entering this system has the potential to exacerbate flood risk. However, the proposed development would not introduce additional surface water loading beyond existing conditions. Drainage Engineers have raised no objection to the proposal. The first-floor additions would be positioned over the current footprint of the dwelling. Although there would be a minor increase in roof area as a result of the roof extension, this uplift is minimal and would not materially alter overall runoff rates. As such, the proposal would not increase impermeable surface area or generate additional surface water runoff when compared to the existing situation.

The proposals do not increase flood risk either within the site or to surrounding properties and are in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3.

PARKING

The proposal involves the loss of the current garage, resulting in the loss of one parking space. However, the existing garage does not meet the internal space standards of 6m by 3m set out in the Arun Parking SPD; therefore, its loss would not result in the loss of a parking space. The resultant parking provision would provide at least one space, with further parking provision available within the application site frontage, and therefore the proposal would not result in any overall loss of on-site parking provision. As such, the loss of the garage is acceptable.

SUMMARY

The proposed development is in accordance 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

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:

- Location Plan and Block Plan
- Proposed Elevations
- Proposed First Floor Plan
- Proposed Ground Floor Plan
- Proposed Plot Plan
- Proposed Roof Plan
- Proposed Street Scene Elevation

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.