

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

REF NO: M/38/22/HH

LOCATION: 1 West Drive
Middleton-on-sea
PO22 7TS

PROPOSAL: Single storey side and rear extension to existing residential property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single-storey wrap around extension that is 2.8m in depth, 10.9m in width at the rear and 4.2m in width to the side elevation.
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REPRESENTATIONS

Middleton Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Drainage Engineers: No Response.

OFFICER COMMENTS

The proposal site is located within the Lidsey Treatment catchment Area. The impermeable footprint of this proposal is no greater than that which could be achieved under Permitted Development rights. As such, adding a condition regarding surface water drainage testing is not necessary in this instance.

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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD7	Middleton on Sea Village Design Statement

CONCLUSIONS

PRINCIPLE

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 D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

The Middleton Village Design Statement describes the distinctiveness and characteristics appreciated by local people and aims to provide additional guidance to inform appropriate development within the area. General guidance for future development aims to ensure development is in keeping with its host and its locality, is of appropriate form, scale and materials, features sufficient parking and minimises its impacts on neighbouring amenity. This proposal is compliant with the village design statement.

DESIGN AND VISUAL AMENITY

The proposal is a single storey wrap around side and rear extension. It is to be an even depth of 2.8m off of the rear and side elevations. It is to reach a peak height of approx. 3.5m with eaves at approx. 3m, featuring a shallow pitch roof design with 3 No. rooflights. The side extension component does is separated from the side site boundary by 1.16m and is set back from the front elevation by approx. 3m which is appropriate and in accordance with Section M of the Arun Design guide. The scale of the proposal is acceptable, playing a visually subservient and integrated role to the host property.

The proposals walls are to consist of painted render and the roof is to consist of concrete interlocking tile. These materials are considered acceptable as they are either found on the host dwelling or within the locality. It is to reuse the existing 2 No. rear first floor balcony glass doors at ground level and replace them with similar design windows. There is also to be a replacement of 1 No. West elevation first-floor window with a matching design window to those proposed, all of which are acceptable.

The proposal, although a rear and side extension, due to the orientation of the dwelling, will be visible within the street scene. These views will be limited due to the fenced boundary treatment however, the top of the extension will crest the fence. As such, it will be a visible alteration within the street scene. It is however, not an adverse visual alteration as it remains in character with the host dwelling.

The proposal is compliant with relevant Development Plan policies D DM1(1)(14), D DM4(a)(b) & D SP1

of the Arun Local Plan. It is also compliant with relevant Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the side/rear extension is such that it would not intersect any 60 degree sightlines or 45 degree light accessibility lines from the rear of any neighbour dwellings. As such, it does not give rise to any adverse impacts by way of overbearing or overshadowing.

The windows and doors on the proposed extension are at ground floor level and look out to the side/rear amenity space and are met by boundary treatment and the street. The proposal includes no new viewpoints that give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing, or overlooking on any neighbouring dwellings and as such, it is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and relevant design guidance. As such, it 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.

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:

- Proposed Ground Floor Extension (LC/WDE/ 1 of 4 - Rev A)
- Proposed Ground Floor Extension (LC/WDE/ 2 of 4 - Rev A)
- Proposed Ground Floor Extension (LC/WDE/ 3 of 4 - Rev A)

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.