

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

REF NO: M/40/22/HH

LOCATION: 25 Sea Way
Middleton-on-sea
PO22 7RZ

PROPOSAL: Erection of single storey front extension to create garage/store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey front extension that is approx. 5.4m in width, 6.7m in depth and 3.1m in height.

REPRESENTATIONS

Middleton Parish Council - No response.

Middleton on Sea Association - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environment Agency - No response.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

Policy HER DM4 relates to Areas of Character. It requires proposals to: retain buildings and other features that make positive contributions to the special character of the area, maintain an appropriate mix of uses where it is an important element in the character of an area and, for new development, preserve and where possible, enhance the special character of the area.

Paragraph 203 of the NPPF requires a balanced judgement be made when concerning the scale of any harm or loss and the significance of a non-designated heritage asset.

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.

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.

Arun has adopted a parking standards document which aims to ensure properties have adequate parking space.

DESIGN AND VISUAL AMENITY

The front extension is to be approx. 5.4m in width, 6.7m in depth and 3.1m in height. The extension is to serve as a garage/storeroom and is sited to the front of the dwelling. The host property features a substantial curtilage including a large front driveway. This extension features a flat roof design and is of a scale which is visually subservient to the host dwelling and retains a substantial front driveway. Although Section M suggests front extensions should feature a pitched roof design, the flat roof design is not unacceptable in this instance given the siting and design of the proposal.

Section M of the Arun Design Guide states that front extensions should generally not project further forward than 1.5m and should not disrupt the established building line. The extension would project forward of the property and disrupt its currently even frontage however, the street features examples of forward projections, front garages and it is not a uniform building line.

Materials proposed for use on the extension are to match those on the existing dwelling. It features a

front window which matches the design of the windows on the existing front elevation, respecting existing prominent features on the front elevation. It would not have an adverse visual impact on the street scene or the host property.

The proposal is compliant with relevant Development Plan policies D DM1(1), D DM4(a)(b) & D SP1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is sited to the West side of the front elevation. The dwelling to the West (No. 27 Sea Way) features a garage at its East site boundary that meets the host property. This proposal will not significantly obstruct any forward viewpoints at the front of No. 27. The scale and siting of the proposal are such that there will be no adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

There is to be 1 No. new window to the front of the garage. This viewpoint will lookout to the street and have no adverse impacts by way of overlooking on any neighbouring properties.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan.

HERITAGE

The property is in the Middleton-on-sea Estate Area of Character. Policy HER DM4 requires the retention of buildings and features that make positive contributions to the special character of the area. The Area is characterised by spacious, low density housing. More specifically, the street Sea Way, is known for its historically important beach huts. Neither of these distinguishing features will be adversely affected by this proposal.

Paragraph 203 of the NPPF requires a balanced judgement be made when concerning the scale of any harm or loss and the significance of a non-designated heritage asset. In this instance, there will be no harm to the significance of the non-designated heritage asset.

The proposal is compliant with relevant Development Plan policy HER DM4 and paragraph 203 of the NPPF.

PARKING

This proposal will occupy approx. 33.5sqm of the existing driveway. Although this will reduce the available parking space, the property would retain a substantial driveway capable of occupying more than 3 No. cars. This is appropriate and compliant as the parking standards guidance document identifies this area as parking zone 2 and requires a maximum of 3 No. parking spaces.

SUMMARY

The proposal is compliant with relevant Development Plan policies and 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:

- Roof Plan, Elevations & Block Plan P02.
- Site Plan & Elevation S01.
- Site Plan, Elevations & Location Plan P01.

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.