

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

REF NO: M/43/26/HH

LOCATION: 36 Southdean Drive
Middleton-on-sea
PO22 7SX

PROPOSAL: Proposed first floor extension, including internal and external alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
DRAINAGE ENGINEERS - No objection.

POLICY CONTEXT

Built-Up Area Boundary.
Lidsey Treatment Catchment.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

[Middleton-on-Sea Neighbourhood Plan 2024-2041](#) SUDS DESIGN AND MANAGEMENT
[Policy MOS3](#)

Middleton-on-Sea Neighbourhood Plan 2024-2041 REFLECTING LOCAL CHARACTER THROUGH
Policy MOS6 HIGH QUALITY DESIGN

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site is a detached property located at 36 Southdean Drive. This application seeks planning permission for the construction of a first-floor extension on the front elevation, front canopy, and internal and external alterations. The site lies within the Middleton-on-Sea Neighbourhood Plan (MoSNP) Area of Character 9 and must therefore also be assessed against policy MOS6 of the MoSNP.

The application site is within a residential area characterised by varied property styles with differing roof forms and extension and front projections. The proposal would be located to the front of the host dwelling and would be visible within the street scene. However, it is acknowledged that the overall architectural design of the dwelling, including the flat roof form, would not be significantly altered as part of the proposed development.

The proposed first-floor front extension would not increase the footprint of the host dwelling. It would increase the dwelling's first-floor depth by 5m to 10.15m to the south-eastern aspect of the front elevation and by 2.8m to 7.8m on the north-western elevation. It would extend across the full width of the dwelling, over the existing ground floor projection, and therefore would not accord with Part M of the Arun Design Guide, which advises that front extensions should not exceed 1.5m in depth or span the full width of the building. However, the extension would sit above the existing footprint, would not project forward of the existing building line, and would be seen within a street scene of varied and staggered front elevations. On this basis, it would not appear incongruous or harmful to visual amenity.

The proposed first floor extension would introduce natural vertical timber cladding with roof materials to match the existing. Although the materials would introduce a more modern appearance, the street scene has no uniform design character. The proposed materials would not appear at odds within the wider context, in accordance with Arun Local Plan policies D DM1 and D DM4 and policy MOS6 of the MoSNP.

The proposed fenestration would include new and altered windows and doors on all elevations. Frames would be aluminium in anthracite grey RAL 7016, with a grey composite vertically boarded entrance door to match. The design and finish would be consistent with the proposed contemporary appearance of the extension. The proposed fenestration changes are small in scale and would not result in harm to the host dwelling or wider street scene.

The proposed terrace balcony on the front south-eastern elevation would be 1.05m high, 5.5m wide and 2.1m deep. It be finished with glazing screening and would be sympathetic to the design of the dwelling and would not result in harm to visual amenity.

Part M of the ADG states that canopies can also be added to a house to provide a threshold space between the interior and exterior and add emphasis to the entrance. The proposed splayed front canopy would be approximately 2.9m high, and at its widest point 1.1m, wrapping around from the south-eastern front elevation to the north-eastern side elevation with a depth of 0.9m. It would be finished with aluminium and have coping in anthracite grey RAL 7016. The proposed canopy would integrate with the design of the first-floor front extension and would not result in harm to visual amenity.

Overall, the proposed a first-floor extension front elevation, front canopy and associated alterations would not harm the character, appearance or visual amenity of the host dwelling or street scene. The

proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy MOS6 of the MoSNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed first-floor front extension would be set 3.6m from the southern side boundary, 7.7m from the eastern front boundary and 1.4m from the northern side boundary. Although the northern separation would not comply with the 2m guidance in Part M of the ADG, the extension would sit above the existing footprint and would not project beyond neighbouring dwellings. The retained spacing would not result in harmful overbearing or overshadowing impacts.

The proposal would introduce first-floor windows on the south western and north eastern elevations. Both would be obscure glazed, which would prevent unacceptable overlooking. Notwithstanding this, given the siting of the windows, it is not reasonable to attach a condition to require the windows to remain obscurely glazed in perpetuity. The neighbouring property to the north east has a first-floor terrace above its garage, while other nearby properties also include front terraces and glazed balustrades. In this context, the proposal would not result in unacceptable overlooking or loss of privacy to neighbouring properties.

The proposed alterations to the front and rear fenestration would retain their existing position. As such, there would be no material change in overlooking impacts. The balcony alterations would not alter the location of the balcony and would reduce the overall size of the balcony. As such, the proposed balcony alterations would not result in harm or loss of privacy to neighbouring residential amenity.

The proposed development would not harm neighbouring residential amenity by way of overbearing impact, overshadowing, overlooking, or loss of privacy. It is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

DRAINAGE

The site is within the Lidsey Treatment Catchment Area and Lidsey Local Flood Risk Zone. Surface water drainage must therefore be considered in relation to flood risk, with regard to Arun Local Plan policies W DM1 and W DM3, the National Planning Policy Framework (NPPF), and Policy MOS3 of the Middleton-on-Sea Neighbourhood Plan (MoSNP).

Section F7 of the NPPF (2026) states that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement; b) the development will be safe throughout its lifetime taking account of the vulnerability of its users; c) any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan; d) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and e) it can be demonstrated that flood risk will not be increased elsewhere.

A Lidsey Drainage Statement was submitted with the application. The Drainage Engineers have been consulted on this application and raised no objection.

The proposed first-floor extension would be built over the existing dwelling's footprint and would not increase ground impermeability in this area. As such, the proposed development would not increase the risk of flooding elsewhere and is acceptable in accordance with Arun Local Plan policies W DM1 and W DM3, policy MOS3 of the MoSNP, and the NPPF.

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 and Block Plan - 00B.
 - Proposed Floor Plans - 03.
 - Proposed Elevations - 04.
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.