

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

REF NO: M/44/22/HH

LOCATION: 3 Silver Birch Drive
Middleton-on-sea
PO22 6SE

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to replace an existing front canopy with a single storey front extension and associated front canopy. The extension would be approx. 5.7m in width, 1.4m in depth and 3.6m at ridge height with eaves at 2.4m.

REPRESENTATIONS

Middleton Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council (ADC) Tree Officer - No Response.

Arun District Council (ADC) Drainage Engineers:

- Given the scale of the proposed development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.

OFFICERS COMMENTS:

Trees - No trees will be effected by this proposal.

Drainage - Agreed.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

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.

DESIGN AND VISUAL AMENITY

The proposed front extension is to be approx. 5.7m in width, 1.4m in depth and 3.6m at ridge height with eaves at 2.4m. The scale of the extension is such that the design is visually subservient to the host dwelling. It is to feature a pitched roof design that relates sympathetically to the front elevation and a small forward projecting gable ended canopy above the front door. The canopy relates sympathetically to the existing gable ended features on the front elevation and projects approx. 0.7m off the front extension. The front extension does not extend beyond the front building line and is below 1.5m in depth, in accordance with Section M of the Arun Design Guide. However, the associated front canopy does project beyond the front building line. However, it is acceptable in design terms, it has a limited scale and is like other forward projecting canopies within the locality.

The extension is to consist of matching brickwork and interlocking concrete tiles, both of which are appropriate. This proposal is of a visually integrated design. Due to its siting, it will be a prominent feature within the street scene however, it is a complimentary addition and responds sympathetically to the character of the host and its locality.

The proposal is compliant with relevant Development Plan Policies D DM1(1)(14) & D DM4(a)(b)(e) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The siting and scale of the proposal are such that it would give no rise to any adverse impacts by way of overbearing or overshadowing.

The front extension is to feature 1 No. new window on the front elevation. This window is to lookout to

the street and will give no rise to any adverse impacts by way of overlooking.

By virtue on not being overshadowing, overbearing, or 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.

SUMMARY

The proposal is compliant with relevant Development Plan policies and additional 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 Floor Plan, Elevations & Location Plan P01.
- Roof Plan & Block Plan P02.

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.