

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

REF NO: M/47/19/HH

LOCATION: 9 East Avenue  
Ancton  
Middleton-On-Sea  
PO22 6EG

PROPOSAL: Conversion of roof space to habitable use, first floor alterations with new front dormer window. Conversion of garage to habitable use, porch to front and external covered area. Including alterations to elevations with new/altered windows/doors/rooflights and horizontal weather boarding.

**SITE AND SURROUNDINGS**

|                            |                                                                                                                                                                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The application seeks to convert the roof space to habitable use, by way of alterations to the first floor including addition of front and rear dormers, and rooflights. Additionally, convert the garage to habitable use also, erect a front porch, and external covered area. |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

Middleton Parish Council  
Parish Council - No objection.

No representations received from occupiers of nearby properties.

**CONSULTATIONS**

Engineers (Drainage)

**CONSULTATION RESPONSES RECEIVED:**

Council's Drainage Engineers - Apply conditions PCENGD2 and PCENGD3.

**OFFICERS COMMENTS ON CONSULTATION RESPONSES:**

It is considered that the scale and footprint of the alterations are similar to those that could likely be performed under Permitted Development.

**POLICY CONTEXT**

Designation applicable to site:  
Built up area boundary

**DEVELOPMENT PLAN POLICES**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                                            |
| SDSP2 | SD SP2 Built-up Area Boundary                           |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**CONCLUSIONS****PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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.

**DESIGN AND VISUAL AMENITY**

The proposed front porch is considered to represent a change in appearance to this front elevation, however, it is not considered to a harmful one. The proposed covered area continues the roof line of the existing front roof shape, then infills a small area of land, forming a front porch. This is not considered to have any significantly harmful impact on the established character of the host dwelling, as a result of its integrated appearance. The addition of a dormer into the front elevation is not considered to be harmful, in that it is of a similar appearance to the existing dormer on this elevation, and is therefore considered to resonate with the appearance of the host dwelling, in that it introduces a symmetrical element to the host dwelling. The conversion of the garage is not considered to have a significant impact on the character of the area, as a result of the fact that visually, the change is from a garage door to a small window. The proposed development is considered to be in accordance with D DM1 and D DM4(a) and (b) of the Arun Local Plan.

The proposed rear covered area is considered to be an acceptable addition to the host dwelling, in that whilst it is of a significant height, it remains subservient to the host dwelling as a result of its design, and light construction. The majority of the proposal will not be visible from the public realm, as a result of its siting, therefore, it is considered to have a minimal, and therefore, acceptable impact upon the character of the locality. The proposed covered area is considered to be in accordance with D DM1 and D DM4(a) and (b) of the Arun Local Plan.

**NEIGHBOURING RESIDENTIAL AMENITY**

The proposed development is not considered to have any significantly harmful impact upon the

residential amenities of neighbouring dwellings by way of overshadowing, or overbearing impact. This is as a result of the modest scale of the proposals and the separation distance between them, and the neighbouring dwelling to the North. Additionally, whilst it is noted that the proposal introduces new openings, the majority of these are at ground floor level, and therefore, do not provide any views that are currently unavailable from the dwelling at current. The dormer on the Eastern elevation of the proposed is not considered to result in any significant loss of privacy to the occupiers of dwellings to the East, as a result of both existing windows on this elevation, and a separation distance of approximately 15m. The dormer on the Western elevation provides views towards the street scene only.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

#### **SUMMARY**

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

#### **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.

#### **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 & Site Plan - 286/01 - May 2019
- Proposed Plans - 286/04 - March 2019
- Proposed Elevations - 286/05 - March 2019

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.