

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

REF NO: M/48/26/HH

LOCATION: 16 Sea Way
Middleton-on-sea
PO22 7SA

PROPOSAL: Proposed garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/60/25/HH	Two storey side, two story rear, front porch and raise ridge for additional floor with new roof.	ApproveConditionally 30-09-25
M/29/26/HH	Garage to front of property.	Withdrawn 08-07-26

REPRESENTATIONS

Middleton Parish Council - No objection.

Middleton on Sea Association- Objection

Objection on the basis of the impact on the street scene and hence the Area of Character arising from the close proximity to the road frontage, together with conflict with the provisions of the restrictive covenant to the property. It is also considered that the location of a double garage should have been brought forward and considered at the time of the submission of M/60/25/HH giving an opportunity to better locate the development within the site. A further objection is raised over the use of the Middleton-on-Sea private drain for the discharge of surface waters arising from the proposed garage which did not form part of the proposals the subject of the Easement agreed with the applicants.

No representations were received from nearby occupiers.

Comments noted. Private estate covenants and easements are not a material planning consideration and therefore do not form part of the assessment of this application.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No objection subject to a pre-commencement condition.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

Area of Character.

Lidsey LFRZ.

Within Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment

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
SPD11	Arun Parking Standards 2020

CONCLUSIONS

SITE HISTORY

Planning permission was granted under reference M/60/25/HH for various alterations to the host dwelling, including a two-storey side extension, a two-storey rear extension, a front porch, and the raising of the ridge height to facilitate the formation of a crown roof. These works have commenced and were under construction at the time of the submission of this application.

DESIGN AND VISUAL AMENITY

This application seeks planning permission for the erection of a detached single-storey garage measuring approximately 6m in width and 6m in depth. The structure would feature a flat roof with an eaves height of 2.9m and a maximum height of 3.1m and would be constructed using materials to match those of the host dwelling.

The proposed garage would be located forward of the principal elevation of the dwelling and would therefore be visible from the public realm. It would, however, be set back approximately 4m from the highway boundary. Although relatively large in footprint, it is noted that there are several examples within the surrounding area of garages and ancillary structures positioned forward of the principal elevation, including at Nos.18 and 27 Sea Way. Furthermore, a number of properties, including Nos. 25 and 38 Sea Way, incorporate attached garages which project forward of the main dwelling.

In this context, the proposal would not appear unduly prominent or incongruous within the street scene. The garage would remain subordinate to the host dwelling and would not result in harm to its character or appearance, nor to the character of the area.

The proposal would not result in harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with Arun Local Plan (ALP) policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide advises that development should safeguard neighbouring amenity with regard to outlook, privacy and overshadowing.

The proposed garage would be positioned approximately 0.3m from the western side boundary and around 8.9m from the eastern boundary. Whilst it would project forward of the established building line, the structure would be single storey in form with a modest overall height of 3.1m. Given its scale and the spacious front garden setting of neighbouring properties, the development would not result in any overbearing or overshadowing impacts.

The proposal includes a garage door within the eastern elevation only. Due to the substantial separation distances involved and the presence of the intervening highway, the development would not result in overlooking or loss of privacy to adjacent occupiers.

The proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and the ADG.

DRAINAGE & FLOOD RISK

ALP policy W DM1 requires development within the Lidsey Wastewater Treatment Works Catchment Area to be supported by a Drainage Impact Assessment that considers the effects on foul drainage, surface water management and flood risk. The site is located within the Lidsey Local Flood Risk Zone, where there is an identified risk associated with surface water flooding and sewer surcharge.

The application is supported by a Flood Risk Assessment prepared in accordance with national guidance. The Council's Drainage Engineers have reviewed the submitted information and raise no objection, subject to a pre-commencement condition securing the detailed design, implementation and long-term maintenance of an appropriate sustainable drainage system. The applicant has agreed to the imposition of such a condition.

Subject to compliance with the recommended condition, the development would not increase flood risk on the site or elsewhere and is therefore in accordance with ALP policies W DM1 and W DM3.

HERITAGE

The application site is located within the Middleton-on-Sea Estate, which is identified as an Area of Character and considered a non-designated heritage asset under the National Planning Policy Framework (NPPF). Developments within such areas should aim to preserve and enhance the special character and significance of the non-designated heritage asset.

The special character of the Middleton-on-Sea Estate is derived largely from the low-density, spacious, planned concept of Captain Henry Rowlands Starkey Coldicott (1886-1980). The area is characterised by a degree of uniformity in built form, with properties typically featuring traditional materials and hipped roof designs, which together contribute to the established character and appearance of the area.

Policy HER DM4 sets out criteria for which proposals within Areas of Character must meet to be

acceptable. These include the retention of buildings and other features that preserve and enhance the special character of these areas.

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. Although a Heritage Statement has not been submitted, the proposal is modest in scale and sufficient information has been provided to assess its impact. The applicant is, however, advised to have regard to relevant national guidance when preparing future submissions.

Policy HE7 of the NPPF (2026) requires the impact of development on non-designated heritage assets to be carefully assessed. Where harm is identified, this must be balanced against the benefits of the proposal, taking into account both the significance of the asset and the scale of the harm.

The proposed garage would be constructed using materials that reflect those of the host dwelling and would appear as a subordinate ancillary structure. Whilst visible from the street, the siting of garages and similar structures forward of principal elevations is not uncommon within the locality. As such, the proposal would not appear out of keeping with the established pattern of development or detract from the significance of the Area of Character. The development would therefore preserve the character and appearance of the Middleton-on-Sea Estate and would not result in harm to the non-designated heritage asset in accordance with ALP policies HER SP1 and HER DM4 and the NPPF (2026).

PARKING

The proposal includes the erection of new garage measuring approximately 6m in width and 6m in depth.

The garage would therefore exceed the minimum internal dimensions set out within the ADG of 3m by 6m. As such, the garage can be counted as a parking space for the purposes of parking provision. Accordingly, the proposal would not result in the loss of off-street parking and would comply with the requirements of the Arun Parking Standards.

SUMMARY

The 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 drawings:

- Location and Block Plans
- Proposed East and West Elevation Plans
- Proposed North and South Elevation Plans
- Flood risk assessment AEG11457_PO22_MiddletonOnSea_07 dated 29/07/2026

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 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority.

The full details submitted for approval shall include:

1. Detailed drainage plans and details conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Impermeable area plan,
4. Calculations modelling the surface water drainage network for the following storm events:
 - a.) 100% Annual Exceedance Probability, b.) 10% AEP + climate change allowance, c.) 3.3% AEP + climate change allowance, and d.) 1% AEP + climate change allowance.
 All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,
5. A Maintenance Plan for the drainage system.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall

remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W SP1, W DM1, W DM2 and W DM3 and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 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).

- 5 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 National Planning Policy Framework.