

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

REF NO: M/49/21/HH

LOCATION: 177 Middleton Road
Middleton-On-Sea
PO22 6DF

PROPOSAL: First floor rear velux window, replacement of first floor dormer on rear elevation, 2 No. first floor dormer windows on south elevation, single storey side extension & single storey side infill extension.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks two pitched roof front dormers, the replacement and enlargement of a rear dormer. A side and infill extension measuring 1.7m in width and 11.5m in length running level from the front elevation, linking with the detached garage to a rear protrusion. Various other changes to fenestration.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:

Within BUAB

Area of Character

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:**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 HER DM4 relates to areas of character and states that features which make a positive contribution to the area should be retained, an appropriate mix of used should be maintained and that new development should enhance the special character of the areas.

Arun adopted a Design Guide which provides detailed guidance that will help raise design standards. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extensions should be subservient to the host dwelling and respect the space between buildings and roof extensions should not detract from the character and appearance of the building and local area.

Middleton has a village design statement which states proposals should have a high quality design, relate well to the existing site and its surroundings and seek to minimise overshadowing.

DESIGN AND VISUAL AMENITY

It is proposed to construct two first floor pitched roof dormers to serve two bedrooms and the replacement and enlargement of a rear pitched roof dormer to create an en-suite for the master bedroom. It is proposed to enlarge this dormer width by approximately 1.5m. A side extension running from the front elevation, past the garage to a rear WC protrusion is proposed. The side extension allows for the enlargement of the kitchen and a new utility to be created. This extension will form an internal link from the house to the garage. This side extension will be partly pitched roofed, towards the front, and partly flat roofed where hidden by the garage roof construction.

The extensions have been sympathetically designed to be constructed from materials which relate well to those in use on the dwelling. The eaves height of the dormer windows will be lower than the existing barn-end eaves level and therefore their scale and style are appropriate for the host dwelling.

The extensions will be visible from the street. The appropriate scale of the front dormers and the modest scale of the side extension, which have a traditional style and are set back behind the primary elevation (created by the existing porch), suit the location well and are subservient to the host dwelling.

The proposal retains the special features on the site, no alterations to the flint wall to the property have been proposed and in line with the original concept for Middleton the site retains a spacious feel all in accordance with HER DM4 of the Arun Local Plan.

Given the above and the good visual integration through appropriate material, style and scale of proposed extension, it is considered that the extension accords with D DM4 and D DM1 and Part M of the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overbearing and overshadowing the extension should not affect neighbouring properties. The alterations to the roof will occur in the existing footprint of the dwelling. The single storey side extension is partly hidden by the detached garage and located towards the front of the site. The minimum gap between the elevations and boundaries is not reduced. As the ground floor extension is located to the side of the dwelling and infilling between it and the detached garage, the 45-degree rule is not applicable. The first-floor window additions and the alterations to the size of others at first floor level will only achieve views already obtainable, towards the front and rear gardens. Therefore, no views which could cause a loss of privacy to adjoining properties will be created.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Section, Plans and Elevations PL201 Rev A
- Proposed Site Plan PL102 Rev A
- Block Plan PL101 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

- 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.