

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

REF NO: M/50/26/HH

LOCATION: 10 Central Drive
Middleton-on-sea
PO22 7TT

PROPOSAL: Demolition of existing access stairs and porch to side elevation. Construction of rear two storey extension and part first floor extension. New chimney and roof lights; realignment of existing roof terrace with frameless glass balustrade and replacement of handrails. Alterations to ground floor fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Coastal Protection Engineers - No response received.

Drainage Engineers - Objection:

Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.

The designer proposes to drain surface water via a soakaway and permeable paving, including a slot drain to prevent water egress to the highway. We support the use of infiltration as the second highest priority method of surface water disposal (after water reuse); however, the necessary evidence to demonstrate that infiltration is viable has not been provided. Fundamental information, such as groundwater monitoring data and infiltration testing results, have not been submitted. Should infiltration be proven unviable, an alternative method has been proposed by the designer, namely attenuation with a restricted discharge, however no final discharge location has been confirmed. Consequently, it has not been demonstrated that the site can be sustainably drained, and we object to the proposal.

POLICY CONTEXT

Lidsey Treatment Catchment
Within 200m Mean High Water
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
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site contains a two-storey detached dwelling on Central Drive. This application seeks planning permission for the demolition of the existing access stairs and porch on the side elevation; the construction of a two-storey rear extension and a part first-floor extension; a new chimney and rooflights; the realignment of the existing roof terrace with a frameless glass balustrade and replacement handrails; and alterations to the ground-floor fenestration. The works would be partially visible from the street scene.

The proposed two-storey rear extension would measure 3.3m deep and 4.3m wide at ground-floor level and 4.5m wide at first-floor level. It would have a flat roof, in keeping with that of the existing host dwelling, and would measure 5.5m high, reflecting the existing height of the host dwelling. The Arun Design Guide (ADG) states that rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space, and exploit opportunities for innovative and contemporary design where appropriate. Rear extensions that project up to 3.3m are generally acceptable. The extension would also maintain an acceptable distance (approximately 14m) from the rear boundary fence. The rear extension is modest in scale, measuring only 0.3m deeper than permitted development restrictions; as such, it would not harm the character or appearance of the host dwelling.

The proposed first-floor extension would be sited to the front and would infill part of the existing front balcony terrace. It would measure 3.2m deep and 4m wide, with a flat roof, again in keeping with that of the existing host dwelling, and would measure 5.5m high to match the existing height of the host dwelling. The first-floor extension would only partially accord with the ADG guidance, which encourages first-floor extensions to be set back from the front elevation. In this case, it would be set back by 0.8m and would not be stepped down from the main ridge line of the host dwelling. The proposed extension would not appear as a subservient addition to the host dwelling; however, it would integrate well with the existing dwelling. It would retain the character of the property by using materials similar to those of the existing dwelling, and its roof form would reflect that of the existing dwelling. While the existing first floor is clad in horizontal cladding, the proposal involves recladding the entire first floor with vertical timber boarding, which is acceptable. Furthermore, there are a number of examples of extensions and alterations to dwellings along Central Drive. As such, the extension would not appear out of place within its context, and the proposed first-floor extension would not harm the character of the host dwelling or the street scene.

The proposed alterations to the ground-floor fenestration include the removal of the bay windows at the front to create a flat elevation; the replacement of the garage doors in a similar style; the installation of an

obscurely glazed window on the east side elevation; and the replacement of the rear fenestration with larger openings and patio doors. The main entrance would be relocated from the east side elevation to the front. These amendments are minor in nature and are in keeping with the character of the host dwelling.

Three rooflights are proposed within the main roof. They would not be visible from the street scene. The rooflights would accord with Part M of the ADG, as they would maintain the privacy of neighbouring properties and be used discreetly.

The existing terrace would be enclosed by a 1.1m-high frameless glass balustrade, replacing the existing timber balustrade. The overall footprint of the terrace would be reduced because the first-floor front extension would infill part of it. It is noted that the proposed balustrade would be similar to that of the adjacent property, No. 12 Central Drive. Balconies form a prominent and established feature of this area, and the introduction of a glass balustrade at the site would not appear out of place within its surroundings.

Whilst the proposal would alter the appearance of the dwelling, the development, by reason of its size and design, would not have a harmful impact on the street scene or the character of the area and would therefore accord with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, take account of the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows.

The application site has neighbouring properties to either side and to the rear. The proposed rear extension would be positioned approximately 14m from the rear boundary, 6m from the western side boundary, and 1.8m from the eastern side boundary. The existing separation distance of 0.9m between the host dwelling and the eastern boundary would remain unchanged. As the proposed extension would be no closer to the boundary than the existing dwelling, this relationship is considered acceptable. Given the separation distances maintained between the proposed built form and neighbouring properties, the proposed rear extension would not result in unacceptable overbearing or overshadowing impacts on neighbouring occupiers.

The first-floor front extension would extend over an existing single-storey element of the host dwelling, within the existing balcony terrace. It would not extend beyond the existing distance to the boundaries. The construction of the extension 1.5m from the shared boundary to the east is likely to result in some overshadowing and overbearing impacts, but these would not be unacceptable or warrant refusal on these grounds. The fenestration proposed within the first-floor extension would be sited on the front elevation, overlooking the highway, with views not significantly different from those currently achieved from the first-floor front windows. As such, there would be no additional overlooking impacts as a result of the extension.

The proposed alterations to the ground-floor fenestration would not give rise to additional overlooking, as they would directly replace existing openings. The relocation of the front door would have no adverse effects on neighbouring amenity, and the fenestration would not give rise to views significantly different from those that currently exist. The proposed alterations would be minor in scale and would not result in any harm to neighbouring amenity.

The extension would not harm the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4 and the ADG.

LIDSEY TREATMENT CATCHMENT AREA

The application site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The proposed extensions would result in an increased floor area. The Council's drainage engineers were consulted on this application and objected on the basis that insufficient information had been provided to demonstrate that flood risk would not be increased as a result of the proposed development.

The proposed extensions would remove some hardstanding, including the porch and stairs, and the majority of the extensions would be constructed over existing hardstanding. It is noted that part of the rear extension would extend over existing grass; however, given that the vast majority of the proposed development would be constructed over existing hardstanding, it would not be reasonable to refuse planning permission in this instance, particularly as the dimensions are similar to those achievable under permitted development. An informative is attached to the planning consent outlining appropriate drainage interception features for development of this scale.

Given that the proposed extensions would be constructed over an area that currently comprises some hardstanding, refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere and would accord with policies W DM1 and W DM3 of the ALP.

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 Plan
Block Plan, Floor Plans, Elevations and 3D View as Proposed 2.103 D1

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:** The applicant is advised that drainage interception features are to be provided where possible to make a positive contribution to reduce surface water. In recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal, the following interception features can demonstrate compliance without further detailed assessment:
 - Infiltration features designed to meet extreme rainfall standards.
 - Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
 - Raingardens and bioretention features attached to all new downpipes.
 - Permeable surfacing.
- 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 NPPF.