

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

REF NO: M/51/21/HH

LOCATION: 25 West Close
Middleton-On-Sea
PO22 7RP

PROPOSAL: Part two storey part single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Resubmission of M/87/20/HH to include new high level window to southern elevation.

RELEVANT SITE HISTORY

M/87/20/HH	Part two storey, part single storey rear extension.	ApproveConditionally 13-01-21
M/32/08/	Single storey kitchen extension at rear	ApproveConditionally 20-06-08

REPRESENTATIONS

Middleton Parish - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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
HERDM4	HER DM4 Areas of Character

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

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. 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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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

The proposal seeks to construct a rear extension of two parts, part two-storey and part single. The resultant space will provide a new master suite at first floor and an enhanced kitchen dining area at ground. This is a resubmission of a previously approved application. The only alteration to the approved plans is the insertion of a high level window to the southern elevation.

No changes to the materials or styling of the approved plans have been proposed, the extension still offers a high level of residential amenity and therefore the proposal is still deemed acceptable.

The insertion of a high level window to the southern elevation will provide a more controlled means of ventilation as apposed to the set of external double doors and are considered beneficial to the scheme.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed scale and bulk of the approved extension will not change as a result of the application therefore no additional overshadowing or overbearing will occur.

OVERLOOKING

The proposed window is to face a southerly direction with views towards No. 25 West Close. It is noted

that the neighbours have raised no objections to the proposals, additionally there are already 2 windows which serve a bathroom and bedroom which face in this direction. The high-level window will not afford the occupants of the bedrooms any views into the amenity space of No. 25 due to the height of the sill and viewing angle. It is considered that in terms of overlooking, as a result of this application that no views which are not already achievable will be obtained.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan and Part N of the Arun Design Guide.

AREA OF CHARACTER

As the proposed works are largely positioned to the rear of the property then there will be no negative impacts on the Middleton Area of Character in accordance with policy HER DM4 of the Arun Local Plan.

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;

- Planning Statement
- 20027_03 Rev C Proposed plans

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.