

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

REF NO: M/54/21/HH

LOCATION: 17 Sea Way
Middleton-On-Sea
PO22 7RZ

PROPOSAL: Re-model and extend garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks permission for: Demolition of existing 2m high gate pier and widen opening as indicated. Reconstruct pier to match existing. Minor extension to the garage. Replacement windows and doors.
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REPRESENTATIONS

Middleton Parish Council: No objection

Middleton on Sea Association: No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Area of special 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)
HERDM4	HER DM4 Areas of Character
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

MDS	Middleton-on-Sea Village Design Statement by Middleton PC
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Middleton- sea Village statement has been taken into consideration during assessment of this proposal. The proposal complies with this policies.

DESIGN AND VISUAL AMENITY

The alterations and extension to the garage by reason of their size and design is considered to be in keeping with character of the host dwelling. The design, scale and materials will be in keeping with man dwelling. The proposal is not considered to have any significant impact on the visual amenity.

The development accords with D DM1, HERDM4 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed alterations extension to the garage is not considered have impact on the residential amenity in terms of overlooking or overbearing. A frosted glass window has been proposed in the garage.

Overall due to the detached nature of the plot, the development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan 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 may 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

Location & block plan 2106/PP/00
Proposed site layout plan 2106/PP/08
Proposed elevation 2106/PP/03-04
Indicative sections 2106/PP/07
Proposed first floor 2106/PP/06
Proposed ground floor 2106/PP/ 05 A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 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.