

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

REF NO: M/56/22/HH

LOCATION: 11 Sea Way
Middleton-on-sea
PO22 7RZ

PROPOSAL: Erection of two storey front infill extension, single storey rear extension and installation of side dormer with rooflights including re-configuring side roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a two storey front infill extension, a single storey rear extension and installation of side dormer with rooflights including re-configuring side elevation.
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RELEVANT SITE HISTORY

M/61/15/HH	Two storey side extension	ApproveConditionally 22-07-15
M/13/12/	Single storey rear extension & new front porch	ApproveConditionally 11-04-12

REPRESENTATIONS

Middleton On Sea Association - No objection.

CONSULTATION RESPONSES RECEIVED:

Parish Council - No objection.

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:

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**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out criteria which applications should be assessed against. These include Character, Appearance, Impact and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings in general seeking to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun has 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. Part M of the Design Guide deals with Household Extensions.

Middleton on Sea does not have a Neighbourhood Plan although there is a Village Design Statement. The VDS does not have specific policies however it does refer to design guidelines for future development.

DESIGN AND VISUAL AMENITY

This application seeks a front two-storey infill extension measuring approx. 4m wide by 3.9m deep, protruding from the northern elevation. This extension (a forward-facing gable) will match in style, design and scale to an adjoining gable, forming a double gabled end front protrusion. A single storey rear extension measuring approx. 2.6m wide by 3.2m deep, protruding from the southern elevation. This will enlarge an existing rear extension, but it will be re roofed to become a totally flat roof extension, reducing its height. Additionally, a new small, roof dormer will be introduced to the western elevation to serve an existing closet to create a new bathroom, an adjacent existing dormer will be removed. Two north facing rooflights will be introduced above head height to serve the kitchen.

The front extension, as a result of the size and its siting, the proposal will add some bulk to the front elevation of the property and will be visible from the street scene, however the property is set back from the road and this extension will be set back from the primary elevations created by the existing porch and garage on site and will not appear unduly dominant.

The proposed roof dormer will also be visible from the street however not to the extent the front two-storey extension will be. It will consist of a flat roof as such it has less bulk than the existing pitched roof dormer which exists. Therefore, its height is lower than that of the existing house and as such it will appear subservient in accordance with Policy D DM4. The introduction of a differing dormer roof style is not of concern despite not according with Part M of the Design Guide, which states flat roof dormers should be located to rear elevations. However, the proposed works to the roof meet with the general aims of the Design Guide, as it will not be over dominant, is sympathetic to the existing building, nor will it damage the character and appearance of the dwelling. The dormer is acceptable as it will be located well back from the roadside, located to the side of the property and appropriately proportioned.

The single storey ground floor extension will enlarge the existing kitchen and is smaller in scale when compared to the overall scale of the building. An existing pitch roof will be removed to allow for the entire kitchen area to have a single flat roof. This will provide a sense of design harmony. Part M of the Design Guide states that rear extensions are free to express a greater design flexibility, as such a flat roof extension will not cause a negative impact.

The spatial composition and massing on site will be maintained as all extension do not extend past existing building lines or above ridge heights.

The proposal due to the position of the house and the existing mix of styles found locally will not adversely impact the spatial pattern or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The two-storey extension and single storey extension are built away from neighbouring boundaries. As infill extensions they are also behind the existing built form of site. The rear extension will lessen the bulk adjacent to the western boundary as a pitched roof will be replaced by a flat roof. The dormer is replacing an existing dormer and will be of a similar scale albeit it will have a flat roof rather than a pitched roof, decreasing its overall bulk.

As per Part M of the Design Guide a rear garden length above 10.5m will be retained.

In terms of not being overbearing, nor overshadowing neighbouring properties the proposals accord with Policy D DM4 and D DM1 of the Arun Local Plan.

The new window to the west facing dormer will overlook No 15 Sea Way. This window will serve an ensuite and is expected to be obscure glazed, however as this is not confirmed on plans. A condition will be added to the decision to ensure that it will be obscure glazed and fixed shut below 1.7m from finished floor level.

The 2 rooflights proposed will be located above head height, as such no overlooking will occur.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and over shadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. As conditioned the proposal is in accordance with these criteria and is respectful to the privacy and amenity of neighbouring properties.

In terms of overlooking the proposal accords with Policy D DM4 and D DM1 of the Arun Local Plan as it will not negative impact neighbouring properties.

SUMMARY

The proposed development accords 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;

- Location and Block Plan P5
- Proposed Ground Floor P 2
- Proposed First Floor P4
- Elevations Front/Rear P6
- Elevations Side P7
- Proposed Roof Plan P11

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

- 3 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan and the Arun Design Guide.

- 4 The western facing dormer window hereby approved shall be non-opening and fully obscured

below 1.7m from finished floor level, prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 of the Arun Local Plan

- 5 **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.