

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

REF NO: M/60/21/HH

LOCATION: 22 Silver Birch Drive
Middleton on Sea
PO22 6SJ

PROPOSAL: First floor side extension over existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning consent for erection of first floor side extension which would sit on the existing garage and extend along depth of the host dwelling. Materials to match the host dwelling.

Application site is located on the Silver Birch drive and it is two storey detached dwelling.

REPRESENTATIONS

Parish Council - No objection

No letters of representation received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - no objection

Southern Water - applicant needs to make direct application for any new connection for public foul sewer

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality
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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Middleton on Sea has design statement. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposed first floor side extension would sit on the existing garage and extend along depth of the side elevation. The design guide class M encourages the set back and gap from the boundary to void any terracing effect. In this case the extension would be aligned with main dwelling and roof profile to match the height of the existing ridge line. The front elevation encompasses two storey gable which is projected forward by 0.5m approx. and part of the original dwelling is set back. The proposed design of the extension is in keeping within the architectural composition of the main house and due to the detached nature of the plot; the proposed extension does not cause terracing effect. Materials of the extension would match the host dwelling. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension is not considered to have impact on the adjoining residential dwelling due to the detached nature of the plot. The window opening in the eastern elevation would serve the WC facility which would be obscured glazed.

Therefore, no harm is demonstrated to the residential amenity. 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.

TREES

There are protected trees within the residential curtilage (TPO) and the proposed would not have any impact on the trees.

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.

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 ground floor plan / location plan / block plan - sheet 1 of 3

Proposed floor plans & elevations - sheet 2 of 3

Proposed roof plan sheet 3 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.