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

REF NO: M/67/22/HH

LOCATION: 4 Ancton Lodge
Ancton Lodge Lane
Middleton-on-sea
PO22 6LY

PROPOSAL: Erection of part single, part two storey rear extension, installation of front porch and restructuring of roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to alter the roof by changing the small half hip to a gable end extending out in line with the side elevation. The existing ridge extends to 3.66m, the proposed ridge will extend to 5m.

On the west elevation a new doorway will be added with a porch projecting 0.9m. The door has already been added.
On the north elevation the doorway will be removed, ground floor window replaced and one relocated.

The windows on the first floor remain in the same place, the window at second floor will move as part of the gable end.
When viewed from the side, the catslide roof that currently extends down over a section to the rear will be replaced with a two-storey extension with pitched roof.

On the East (rear) elevation at ground floor level a full width extension is proposed, the single storey section infilling between the neighbouring property and the existing section under the catslide roof.

This extension will extend 3.3m. The existing section under the catslide extends by 3.3m.

The two-storey extension across part of the rear will introduce a bathroom window at first floor in the projecting section.

REPRESENTATIONS

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Middleton Parish Council - No response received.

ADC Drainage Engineers - No response received

Lidsey Statement regarding drainage supplied as part of application, confirming no increase in occupancy / foul drainage therefore no change to surface water drainage.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary.

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

APPLICATION SITE AND SURROUNDINGS

4 Ancton Lodge sits at the end of a small L shaped group of properties that been formed from the subdivision of a larger property. The house is clay tile roof and white render walls with Tudoresque black beams at first floor.

The third storey is an attic with internal stair access and window to the north.

To the south is a property attached to the application site, forming part of the middle section of the group. Access to this property is a covered porch in the corner of the L. There is a window to the south of the proposed new door and porch.

At the rear, the southern boundary, is a mix of wooden fencing and substantial shrub/hedging which reaches above the height of the first-floor windows. Boundaries on other sides are fencing and hedges. There are windows on the rear elevation that correspond with those on the application site. The upper window is marked on the proposed plan.

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against including character, appearance, impact and scale.

Policy D DM4 sets out criteria relating to extensions and alterations of existing buildings the policy seeks to minimise the impact of proposals on the character of the host dwelling, its neighbours and the locality.

The Arun Design Guide (ADG) provides guidance that will help raise design standards across the District. It is a material consideration when determining applications. The ADG seeks to ensure that developments 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.

Middleton on Sea does not have a Made Neighbourhood Plan.

RESIDENTIAL AMENITY

Given the orientation of the application site and relationship to properties to the north, south and east, the distances between the properties and the degree of existing development, there will not be a loss of privacy significantly detrimental to amenities of nearby occupiers.

The changes to fenestration do not introduce views from windows that are not already possible except for the new first floor window in the two-storey extension, which will serve a bathroom and can be conditioned to have obscure glazing and be fixed up up to 1.7m from finished floor floor level.

The introduction of the section of two-storey extension that would sit beyond the plane of the existing catslide roof will not give rise to a loss of light, inter or overlooking or privacy to neighbouring occupiers.

The ADG Section M provides guidance for extensions, the proposed development does not meet the advice given in this guidance if applied to a terraced property. However, in this instance the application site is unusual, whilst part of a group, it is not what might be understood as a traditional terrace. Its relationship with the neighbouring property to the south is like that of a semi-detached property.

For this reason, the advice pertaining to semi-detached properties in Part M is applied rather than terraced. In accordance with the advice contained in the guide the applicant has shown a 45-degree line from the window on the attached neighbour to the south, this line confirms an acceptable position for the two-storey element of the proposal.

The depth of the proposed single storey extension is in line with guidance in the ADG and is acceptable in this location.
Whilst the proposed back-to-back distance between 4 Lodge Close and 4 Ancton Lodge will not meet the recommended distances in the ADG, the proximity of the proposed works will be in keeping with what already exists. Whilst the two-storey element of the rear extension will be more visually apparent than the catslide roof, it will sit west of 4 Lodge Close with the ridge of the extension 1.8m below the ridge of the main roof, will be subservient in appearance and will not result in a loss of light or privacy (bathroom window to be obscure glazed).

Given the existing catslide roof the impact of the proposed extension would be akin to the introduction of a dormer into that roof.

With respect to the buildings at Ancton Homestead to the north and north-north-west whilst the top section of the roof will be closer to these properties than before, there is already a two-storey flank wall, the fenestration is already in place, the proposals will not prove detrimental to the amenities of these properties.

The rear to side distance exceeds the 15m advised in the ADG and the side-to-side distance remains as is. The impact of the section of rear extension that would extend beyond where the catslide roof is currently will not result in overshadowing and no new windows are proposed.

The proposals accord with policies D DM1 and D DM4 of the Arun Local Plan and those parts of Part M of the Arun Design Guide that can be applied in this instance.

DESIGN AND VISUAL AMENITY

The proposed development is considered to have an acceptable impact upon the character of the area.

Whilst the catslide roof is an attractive feature it does not relate to the character of the remainder of the structure, which is typified by hipped gable sections and chimney stacks.

Loss of the catslide roof and introduction of the two-storey rear extension will not appear out of place in the street scene nor will the change from the small half hip to gabled end or additional windows appear incongruous or out of place. The half hip gable end on the northern elevation is not replicated elsewhere, the change to a full gable is acceptable and will not look out of place.

The appearance of the proposed alterations and extensions will remain in keeping with the host dwelling, the materials and style proposed match those of the existing, the two-storey extension will be subservient to the host.

Ancton Lodge and the surrounding area are an eclectic mix of design styles, the character of which will not be harmed by the proposed works. The two-storey extension will be visible from Lodge Close but will not prove detrimental, remaining in character with the rest of the building, the chimneys and roof of which form a visual backdrop when viewed from the east.
The proposed matching materials are appropriate. The introduction of a porch on the western elevation will not appear out of place, the scale proposed echoes that of the porch to the south.

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4 of the Arun Local Plan and the relevant parts of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 and Site Plan 382/01
- Existing Plan 382/02
- Existing Elevations 382/03
- Proposed Plans 382/04
- Proposed Elevations 382/05

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 window at first floor level in the eastern elevation of the two storey extension of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a height of 1.7m from finished floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policies D DM 1 and D DM 4 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.