

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

REF NO: M/6/19/HH

LOCATION: 24 West Drive
Middleton on Sea
PO22 7TS

PROPOSAL: First floor front extension & external stair to balcony

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension the front of the host dwelling, and an external staircase that leads to the balcony.
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RELEVANT SITE HISTORY

M/13/18/HH	Single storey front & side extensions, conversion of garage to part of dwelling & first floor balcony.	ApproveConditionally 05-04-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Middleton Parish Council
Parish Council - No comment.

1 letter of no objection and 1 letter of support:
 - The proposal will enhance the architectural significance of the building.
 - The proposal will increase the cultural value of the local environment.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

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.

DESIGN AND VISUAL AMENITY

Resultant of the siting of the proposed development, it will be visible from the street scene, however, the proposal is not deemed to have an unacceptably adverse impact on the established spatial pattern of the area. This is because the host dwelling is sited over 30m from the front boundary of the property. Additionally, the proposal is does not extend beyond the established roof slopes of the host dwelling, and therefore there is no change in the established spatial pattern, as it is retained within the existing roof shape. The proposed development is considered to appear subservient to, and well integrated with the host dwelling, this is as a result of its modest design and scale.

The proposal is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is not deemed to have a significant overshadowing or overbearing impact on adjacent properties, due to its relatively modest scale and siting on the host dwelling. The proposed development features no windows on its Northern elevation, and therefore is not considered to provide any views that result in a loss of privacy to occupiers of adjacent dwellings. There is an obscure glazing screen on the

existing balcony, which will be conditioned to be retained, in order to protect views into occupiers to the North. The proposed external staircase is not considered to result in a significant loss of amenity to adjacent occupiers, in that it is sited an acceptable distance away from the boundary in order to prevent intrusive views. Additionally, it is not considered that the staircase would be an area used for extended periods of time, as it acts as a means of access between the ground and first floor only.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

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 plan:

- Proposed Plans and Elevations and Site Plan - Drg 2 - Jan 2019

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM1 of the Arun Local Plan.

- 3 The materials and finishes hereby permitted shall be as specified in the following email from the applicant:

- M/6/19/HH - 11/03/2019 16:53

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 The balcony element hereby approved shall not be bought in to use until the 1.8m obscure glazed screen has been erected on the Southern aspect of the balcony. The screen shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policy D DM1 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.