

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

REF NO: M/72/21/HH

LOCATION: 7 Tuscan Avenue
Middleton-On-Sea
PO22 7TE

PROPOSAL: Erection of single storey side extension following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Parish Council: No objection

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer: No objection

POLICY CONTEXT

Designation applicable to site:
Built up 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)

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 a village design statement but this is it relevant in this case.

DESIGN AND VISUAL AMENITY

This application proposes the erection of a single storey side extension following demolition of the garage. The extension would be built on the similar footprint of the existing garage. Overall the extension would blend in within the architectural composition and appears subordinate to the main house. Arun's Design Guide suggest side extensions should be set back and the gap from the boundary should be maintained. However in this case, it is single storey addition and proposal would have lesser impact on the street scene; therefore it considered to be acceptable. Similar extension could be built under the provisions of permitted development. 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

In relation to the adjoining dwellings, the extension would be built on a similar footprint to the garage; Therefore it would not alter the existing situation. No windows have been proposed in the side elevation and no overlooking would occur.

The extension does not beyond the side elevation therefore no significant impact in terms of overbearing or loss of light. Overall 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.

Parking

The loss of a garage space could lead to an additional on street demand. However there appears to be sufficient on curtilage land for two car in accordance with the Arun Parking SPD.

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 informative

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:

Location & Block Plan: drawing no 348/01

Proposed elevation & floor plans: drawing no 348/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.