

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

REF NO: M/75/18/HH

LOCATION: 3 Central Drive
Middleton-On-Sea
PO22 7TT

PROPOSAL: First floor extension & dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor extension to the existing addition at the front elevation and to construct dormers to the front and rear of the dwelling.

RELEVANT SITE HISTORY

M/54/92	Demolition of attached garage.Construction of two storey extension to provide two extra bedrooms and relocation of garage to be integral in existing building.	ApproveConditionally 11-08-92
M/14/89	Extension on side (single storey) to provide two bedrooms and bathroom	ApproveConditionally 13-03-89
M/186/88	Alterations & extension to form double garage, bathroom and two bedrooms	Refused 03-01-89

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Middleton Parish Council
Parish Council provided no objection
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

The site is occupied by a detached chalet bungalow situated within a private estate. The area consists of properties of varying styles and designs.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a first floor extension to the front elevation and add an additional dormer to the front and rear of the property and therefore the development will be seen from the street scene.

A first floor extension will be constructed to the existing single storey projection to the front. The proposal will increase the height by around 3.5m providing a total height of around 5.7m with a pitched roof meeting the height of the host dwelling. The first floor extension does not come forward beyond the existing footprint and therefore retains the boundary distance to the north.

An additional dormer will also be constructed to the front elevation and will be the same size as the existing dormer and as such is considered well integrated with materials matching the existing.

Whilst the front first floor extension may be considered a dominant feature due to its siting and increase in height it is not considered unduly obtrusive. Whilst the changes to the front elevation will alter the appearance of the dwelling, it is not considered a harmful change. The character of the locality is also varied in terms of design and the scale of development and it is therefore not considered to be out of keeping with the neighbouring properties and character of the area.

The proposal is not considered to have an unacceptable adverse impact upon the spatial pattern or character of the area and as such is deemed to accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a first floor extension and dormers to the front and rear of the property and with neighbouring properties of a larger scale, the proposed development is not considered to give rise to any harmful overbearing with existing boundaries to the east and west being retained at 3.4m and 1.1m.

The windows to the north situated at the first floor extension and the additional dormer to the front will overlook the street scene and with no proposed windows to the side elevation it is not considered to give rise to any additional harmful overlooking upon the neighbouring amenity.

At the rear of the dwelling an existing flat roof dormer will be re-sited and replaced with a pitched roof and an additional dormer will be constructed. The dormers are around 0.5m larger than existing at 2.9m in width, 4m depth and 3m in height.

Whilst the rear dormers are large due to their location and that there is already one dormer in existence they are not considered to give rise to any harmful overbearing or overlooking which exceeds that which is already possible from the host dwelling and there are no properties situated to the rear boundary. The property to the west would experience some additional overlooking with the new dormer near the boundary however it is set back and the impact of the additional overlooking would not result in such harm that a refusal could be justified.

Due to the size and location of the proposal the first floor extension and front and rear dormers are therefore in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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 - 18/20/4
- Block Plan - 18/20/3
- Existing and Proposed Floor, Elevation and Roof Plans - 18/20/2

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