

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

REF NO: M/79/21/HH

LOCATION: 18 West Drive
Middleton-On-Sea
PO22 7TS

PROPOSAL: Erection of single storey side extension, garage conversion to habitable use, alterations to fenestration/openings and internal ground floor alterations following part demolition of garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey side extension, garage conversion to habitable use, alterations to fenestration/openings and internal ground floor alterations following part demolition of the garage.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be white render and timber cladding whereas it is mostly render at present. The windows will be dark grey double glazed aluminium and the doors will be painted timber double glazed. There will also be timber cladding used on this proposal which will be left natural to the weather.

The proposal will be 16.8m to the western boundary and 0.34m to the south.

At the side (south) elevation the side extension has a height of 2.66m and length of 11.62m. There will be one door and an additional window added to the ground floor.

At the rear elevation doors will be added at the ground floor to replace the existing window.

At the front elevation the garage door will be removed and replaced with a door. Timber cladding will be added at the ground floor.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun 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.

There is no neighbourhood plan for this application because Middleton Parish Council has no Neighbourhood Plan. Further guidance from the Arun Design Guide is relevant and referred to below.

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DESIGN AND VISUAL AMENITY

The proposal will be to the front, rear and side of the dwelling and will be visible to the street scene and the wider area, so will have an impact on the character and appearance of the area. This is due to the proposal being visible to the street scene due to the front and side location. Although the proposal will be visible at the street scene, due to the use of similar materials used on the proposal and the different dwellings located on West Drive, the proposal will not have an adverse affect on West Drive.

This development matches the host dwelling with the addition of cladding, these materials are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact

upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions states extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

RESIDENTIAL AMENITY

This proposal doesn't have a significant impact on neighbouring properties due to it's position away from the boundary. The boundaries are significant and range from 16.8m at the west to 0.34m at the south.

Although the boundary at the south is much smaller, the extension will not result in any overlooking or overbearing impacts to the neighbours at the side. There will be a window and door at this elevation but due to the single storey nature this will not cause a harmful impact.

Due to the garage conversion car parking will be altered at the site, however the garage currently is only big enough for a small car, and due to the significant driveway on the site there will be enough room for the existing two cars. There is also sufficient on-street parking.

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

SUMMARY

The 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

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 site plan C0202-P212A
 - Proposed south elevation C0202-P212
 - Proposed south elevation C0202-214B
 - Proposed west elevation C0202-P213
 - Proposed east elevation C0202-P210
 - Proposed north elevation C0202-P211

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 of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

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

- 4 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.