

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

REF NO: M/82/19/HH

LOCATION: 6 Main Drive
Middleton-On-Sea
PO22 7TN

PROPOSAL: Two storey side extension, single storey extension with the addition of 1 no. dormer and 3 no. roof lights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, and single storey extension. It also seeks to construct 1No. dormer, and insert 3No. rooflights.

RELEVANT SITE HISTORY

M/51/18/PL	Demolition of properties and construction of 1No new building comprising 1No 3bed and 1No 1bed properties.	Refused 13-07-18 Appeal: Dismissed 22-01-19
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Middleton Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

The Council's Engineers - Please apply PCENG2.

OFFICERS COMMENTS ON CONSULTATIONS:

Comments noted, it is considered that the footprint of the proposed development is comparable with what that achieved under Permitted Development, and therefore, it is considered to be unreasonable to apply said condition.

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

CONCLUSIONS

PRINCIPLE

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

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

The proposed two storey side extension is not considered to give rise to any significantly harmful impact upon the character of the host dwelling, or its locality. Whilst it is not considered that the proposal would appear subservient to the host dwelling, due to its scale, it is considered to appear well integrated with the host dwelling as a result of matching materials, eaves and ridge heights. The two storey extension would reduce the spatial gap between the host dwelling and the neighbouring dwelling to the South, however, the area has a mixed spatial pattern, therefore, there is not considered to be any significant harm.

The proposed single storey extension is considered to result in a change in appearance of the host dwelling, however, this change is not considered to be a harmful one. The front extension is considered to be a well integrated, and of matching materials to the host dwelling, and it not of a scale of which is considered to cause the front extension to appear unduly dominant within the street scene.

The proposed dormer, on the Northernmost roof slope of the host dwelling is considered to be an acceptable addition to the host dwelling. Whilst it is noted that the dormer is in a prominent location, both within the street scene, and the wider locality, it is considered that as a result of the design of the proposal it is not considered to appear incongruous within the locality. This is because the sloped roof reduces the visual impact, and presence of the dormer within the locality, and its impact upon the host dwelling.

The proposed cladding of the dwelling is noted, as it would appear as a new addition to the host dwelling, as are the roof tiles. The area is characterised as such to allow this to not appear significantly out of character with its locality.

The proposed development is considered to be in conflict with D DM4(b) of the Arun Local Plan, however, it is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significantly harmful impact on occupiers of nearby dwellings, by way of overshadowing or overbearing impact. This is due to the aspect of the application site allowing of any potential overshadowing (to the North) to fall upon the road. With regard to loss of privacy, the majority of the proposed development is not considered to result in any views that are not currently available from the host dwelling at current. The Northern dormer will result in new views, however, these are towards the street scene, and as such, will not result in a loss of privacy to occupiers of nearby dwellings.

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 plans: PA-314-04 - PA-314-08.

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 **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.