

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

REF NO: M/87/25/HH

LOCATION: 2 Shrubbs Drive
Middleton-on-sea
PO22 7SQ

PROPOSAL: Single storey side/rear extension and alterations to fenestration, following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/103/24/HH	Single storey side/rear extension and alterations to fenestration, following demolition of existing garage.	ApproveConditionally 22-01-25
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REPRESENTATIONS

Middleton Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located at 2 Shrubbs Drive. This application seeks planning permission for the construction of a single storey side/rear extension and alterations to fenestration, following the demolition of the existing detached garage.

The proposed development is sited within a residential area with a wide variety of detached bungalows and a two-storey detached dwellings. The proposed design would be in keeping with the established varying character of the area and mixed street scene.

The proposed single storey side/rear extension would wrap around the rear (east) and side (north) elevations of the host dwelling and would be visible from the street scene and from neighbouring gardens to the north, east and south.

The rear extension element would have a depth 7.3m from the rear southern elevation and a width of 10.8m on the eastern elevation. The side extension would have a width of 3.8m from the northern side elevation and a depth of 14.2m. The proposed single storey side/rear extension would have a flat roof, containing five rooflights, with an approximate maximum height of 3.2m. The rooflights would be in accordance with Part M of the ADG as it would maintain the privacy of the neighbouring properties.

The scale of the extension is significant. Although the extension would have a flat roof which would be well set down from the ridge height of the main dwelling, the extension partially conflicts with policy D DM4 of the Arun Local Plan as the scale and massing of the extension is not subservient to the main dwelling. However, the side extension element would partly replace an existing detached garage and it is noted that gardens in the vicinity are enclosed and there are various ancillary buildings which occupy the areas of neighbouring gardens which will be adjacent to the proposed extension. For this reason, the addition would not appear unduly large or extend disproportionately into the garden area to the rear of the dwelling. A rear garden depth of 12m would remain following the implementation of the extension, in accordance with the ADG.

Fenestration on the front (west) elevation would be on the northern flank and comprise of a large single door finished in charcoal PVC. Fenestration on the side (north) elevation would be three separate double-glazed windows and a single rooflight within the eastern flank of the roof plane, finished in charcoal PVC. Fenestration on the side (south) elevation would be the replacement of a single window with a single double-glazed door and a single rooflight within the eastern flank of the roof plane, both finished in charcoal PVC. Fenestration on the rear (east) elevation would be the relocation of a three-casement window with a four-casement window, from the southern flank to the northern flank, and finished in charcoal PVC. The existing double-glazed two-leaf door unit with a five-casement double-glazed door unit finished in charcoal PVC.

The proposed development would be finished with a mixture of face brick to match the existing and vertical Cedar cladding. The roof would be finished in felted or GRP flat roof covering and natural slates for the pitched roof to complement the existing external materials of the host dwelling.

Whilst the proposal would alter the scale and appearance of the dwelling, resulting in a larger and more modern form that would not be subservient to the original dwelling and would therefore be in conflict with Arun Local Plan policy D DM4, its overall design, scale and massing is considered acceptable.

On balance, given the varied size and bulk of surrounding dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the street scene. The proposal is considered to be in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (west) boundary of the application site by approximately 14.1m, from the neighbouring side (north) boundary by approximately 1.3m, from the rear (east) boundary by approximately 12m and from the neighbouring side (south) boundary by approximately 1.4m.

The proposed extension is substantial in size and extends beyond the rear elevation of the property's neighbour to the south by approximately 4.9m. It is noted that while the proposed single storey side extension would comply with the minimum guidance spacing of 1m for a single storey side extension to the side boundary, the rear element of the extension, on the southern side, would exceed the guidance for rear extensions as set out in the ADG Part M. However, a proposal of a similar depth could be constructed under permitted development.

Notwithstanding this, the neighbour's detached garage lies between the two properties, and is positioned to the side and rear of the dwelling. The proposed rear element of the extension would extend approximately 3.3m beyond the neighbouring dwelling's detached garage. However, the distance between the dwellings mitigates potential overbearing and overshadowing effects.

The extension maintains the same separation distance from the northern side boundary as the existing garage. This boundary adjoins the rear gardens of the properties to the north. The height of the proposed extension would measure 2.9m high and due to the separation distance within neighbouring gardens, the extension would not result in harmful overbearing or overshadowing effects.

The proposed fenestration on the front (west) and rear (east) elevations would have an outlook of the host dwelling's amenity areas and would not result in overlooking to the neighbouring dwellings.

The proposed fenestration on the side (north and south) elevations would have an outlook of the existing high boundary treatment and would not result in unacceptable overlooking. The proposed rooflights located within the side roof planes would be high level, and would serve the ground floor accommodation. As such, the proposed rooflights would not result in any overlooking to neighbouring properties.

The proposal would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking and is therefore, is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. Although the garage would be demolished and replaced with a single storey side/rear extension, the existing garage measures 2.4m x 5.3m and is therefore insufficient to accommodate a vehicle, as it fails to meet current garage dimensions of 3m width and 6m depth. The existing parking provision at the front of the host dwelling is retained, so there would be no loss of parking and the proposal would not reduce existing off-street parking provision. Consequently, a condition to secure additional parking is not required as the proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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 and Site Plans.
- Proposed Ground Floor Plan.
- Proposed Front/Side Elevations.
- Proposed Rear/Side Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.