

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

REF NO: M/89/19/HH

LOCATION: 3 Sea Way
Middleton-On-Sea
PO22 7RZ

PROPOSAL: Front porch, enlarged dormer to rear and boarding to first floor elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front porch, enlarge the rear dormer, and clad the dwelling with boarding.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council - No comment.

No representations received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - No comments.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within Area of Special Character

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
HERDM4	HER DM4 Areas of Special Character
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

MDS Middleton-on-Sea Village Design Statement by Middleton
 PC

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1, D DM4 and HER DM4 of the Arun Local Plan. Additionally, the Middleton-on-Sea 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.

Policy HER DM4 of the Arun Local Plan relates to applications within Areas of Character. Proposals will be granted subject to the retention of buildings and other features which make positive contributions to the special character of the area, maintenance of an appropriate mix of uses, and where possible, enhance the special character of the area.

DESIGN AND VISUAL AMENITY

The application site is located within an Area of Character. The distinguishing features of this area are the beach huts and the open space of dwellings fronting the sea. This proposal does not affect either of these two features, in that it does not relate to a beach hut, and it is not sited between the dwelling and the sea.

The proposed front porch is considered to result in a change in the appearance of the host dwelling, however, this change is not considered to be a harmful one. Due to the design and proposed materials of the porch, it is considered to be a sympathetic and subservient addition to the host dwelling. This can also be said for the proposed enlarged dormer, as whilst it meets the ridge height of the host dwelling, it is sited centrally along the rear roof slope of the dwelling, which is not considered to compromise the existing symmetry of the host dwelling.

The locality is host to a wide variety of dwelling styles, and types, with a range of materials present within the street scene of Sea Way. As such, the proposed cladding, in principle, is considered to be an acceptable addition to the host dwelling, in that it has no significantly harmful impact upon the character of the host dwelling, or its locality. However, due to the plans not specifying the colour of the proposed cladding, it will be conditioned that details be submitted to the Council.

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

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant harm to the occupiers of nearby dwellings, by way of overbearing or overshadowing impact. This is as a result of the modest scale of the proposed development, and its separation distance from adjacent occupiers being enough to mitigate

any potential for overbearing impact. With regard to loss of privacy of adjacent occupiers, the proposed development is not considered to result in any change of available views from the host dwelling when compared to those available at current.

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:

- Proposed Alterations - Second floor and Roof Proposed, Block Plan - 2490/01/06 - September 2019
- Proposed Alterations - Ground Floor Proposed - 2490/01/04 - September 2019
- Proposed Alterations - First Floor Proposed - 2490/01/06 - September 2019
- Proposed Alterations - Elevations as Proposed - 2490/01/03 - September 2019

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the proposed cladding of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the proposed development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy 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.