

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

REF NO: M/89/20/HH

LOCATION: 16 Manor Way
Elmer
Middleton-On-Sea
PO22 6LA

PROPOSAL: Two storey side extension, replacement windows & doors, external cladding & associated works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, replace the windows, doors and external materials.

REPRESENTATIONS

Parish Council - No objection.

1 letter of support:
- A good improvement.**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXTDesignation 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:

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

SUPPLEMENTARY POLICY 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-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.

DESIGN AND VISUAL AMENITY

The proposed development seeks to construct a two storey side extension, to the Eastern side of the host dwelling. Furthermore, it seeks to change external materials of the host dwelling. Due to the siting of the extension, and the extent by which the proposal seeks to change the materials, the proposal is considered to result in a significant change in the appearance of the host dwelling. However, this is not reason alone to prescribe refusal of the application as it must be demonstrated that the proposal would result in harm to the established character of the area. The host dwelling is sited in a locality which plays host to a wide variety of dwelling scales, designs and types. As such, the locality is considered to have a mixed character, and is subject to no harm as a result of the proposed development.

The proposed side extension is considered to be a well designed extension to the host dwelling, primarily due to the scale of the proposal and its design. The proposed side extension is sited to the Eastern side of the host dwelling, projecting 3m from this face of the host dwelling. The ridge height of the proposal is approximately 0.7m lower than that of the host dwelling, sited approximately 1m away from the Eastern site boundary of the application site. Additionally, the proposed dormers at the front and rear roof slopes match the design and scaling of those on the roof slope of the host dwelling. As a result of these factors, the proposal is considered to appear as a subservient and well integrated extension to the host dwelling, and as such is considered to appear in accordance with D DM4(a), (b) and (e) of the Arun Local Plan.

The proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the siting of the proposed development and the aspect of the application site allowing any potential overshadowing to fall within the application site itself. Whilst it may create a large flank wall to the Eastern side of the host dwelling, within 1m of the site boundary, this is considered to create a reasonably standard side-to-side relationship for the two dwellings. With regard for potential on the privacy of neighbouring dwellings, whilst the proposal does introduce openings above ground floor level, these do not provide views any different to those existing from the host dwelling 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 Block Plan - 20190 - 02.01 - October 2020 - Rev. A
- Proposed Plans - 20190 - 02.02 - October 2020 - Rev. A
- Proposed Elevations - 20190 - 02.03 - October 2020 - Rev. A
- Confirmation of Materials - 210107 - E - 20190 - rdv zd - 16 Manor Way Elmer Materials - 07/01/2021 - 13:32

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.