

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

REF NO: M/8/21/HH

LOCATION: 5 South Walk
Middleton
PO22 7RW

PROPOSAL: Single storey side infill extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey side infill extension between the Eastern elevation of the dwelling and a single garage. At its largest point the development will be approximately 6.4m in width and 5m long.

REPRESENTATIONS

Middleton Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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 Character

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

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.

Part M of the Arun Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the infill side extension should also be subservient to the host dwelling and respect the space between buildings.

Policy HER DM4 states that proposals within Areas of Character should retain existing features which make a positive contribution to the building or setting, maintain an appropriate mix of uses and enhance the special character of the area.

Key areas of concern;

- Design and Visual Amenity
- Overlooking, Overbearing
- Area of Character

DESIGN AND VISUAL AMENITY

The single storey infill side extension has been designed to mimic the style of the host dwelling in that it uses materials to match, a similar roof pitch and a similar style of fenestration. Also, the eaves height is equal to that of the adjoining garage and the ridge height is lower than the main house and garage. The proposed extension is set back from an adjoining protrusion at the front of the existing building by 650mm and therefore is believed to be subservient to the existing dwelling.

Views of the extension are possible from the street; however, it respects and maintains the spatial layout of the streetscape and is believed to be an efficient use of the land as it contains development between two existing structures. In order to accommodate the proposed infill extension, it is necessary to demolish an existing 2.3m high garden wall which comes out in line with the front elevation and returns backwards in the site to connect with the front of the garage, in a similar vein with the proposal. Although there is no roof structure to this feature it gives the appearance of a single mass of building from the front of the site. In addition to this, as the garage is at a different angle to that of the house at certain positions within the site roof of the garage can be glimpsed over the garden wall giving the appearance of a more substantial structure. It is therefore believed that there will be minimal impact arising from the new development and as such, by virtue of effect on the street scene, design and visual amenity the proposed infill side extension accords with policies DDM1 and DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

OVERLOOKING and OVERBEARING

In terms of overlooking, all proposed fenestration will either face towards the private amenity space to the rear or to the front with views over the street, therefore no new views other than those already obtainable will be afforded.

The proposed infill extension is to be single storey, infilling the area between the main dwelling and a single garage to the East. It is proposed to construct the extension inline with the front of the host dwelling, albeit set back from the most forward protrusion to the frontage, extending to the East by 3.3m before returning back towards the front of the garage, which in turn is set back another 2.5m. As the proposed extension does not encroach on the neighbouring properties it is not considered to be overbearing on the locality and due to design of the extension it is also not thought to be overbearing on the host dwelling. It is therefore considered by virtue of being overbearing, overshadowing and

overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

AREA OF CHARACTER

The proposed development respects the design and style of the existing building. Additionally, the development does not detract or minimise the spacious frontage to the site and does not interfere with the 2 storey character of the area, maintaining the broad and low nature of development on site and as such accords with policy HER DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Plans and Elevations, sheet 1 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.