

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

REF NO: M/91/25/HH

LOCATION: 15 Old Point
Middleton-On-Sea
PO22 7RY

PROPOSAL: Two storey front, rear and side extensions. Loft extension. Internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/65/20/HH	Erection of conservatory to the rear	ApproveConditionally 02-11-20
M/118/88	Construction of rear 1st floor extension	ApproveConditionally 19-09-88

REPRESENTATIONS

Middleton Parish Council - No objection.

Middleton-on-Sea Association - Objection on the basis on from a design perspective the proposals represent an improvement to the street scene and are largely compatible with the Village Design Statement (VDS) adopted by Arun DC as supplementary planning guidance for development Control Purposes, except in relation to the increased roof height and the inclusion of second floor accommodation featuring a balcony and double casement doors to the front elevation.

This aspect is in conflict with the guidance in the VDS and the policies consistently pursued by MOSA and as such is considered to impact on the Area of Character. Our objection would be removed were the roof height to be lowered and front elevation second storey fenestration removed. It is unclear from the details, how much of the original property if any is to be retained. The planning application description is for front, rear and side extensions. Were the existing property to be demolished then the application description would need to be reworded. This needs to be clarified.

2 No. letters of objection received for the following reasons:

- Increase in roof height and volume, particularly the additional floor on the south elevation.
- Second floor balcony would overlook neighbouring properties and be intrusive.

Concerns regarding the extent of demolition have been clarified by the applicant via the additional

submitted plans on 25 November 2025 indicating the retained wall(s).

8. Proposed Ground Floor Plan PL210 (inc. outline of existing property).

9. Proposed First Floor Plan PL211 (inc. outline of existing property).

10. Proposed South and East Elevations PL212 (inc. outline of existing property).

11. Proposed North and West Elevations PL213 (inc. outline of existing property).

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response has been received.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Areas of Character.

Erosion Risk Statement - 200m mhw.

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)
WDM4	W DM4 Coastal Protection
ENVDM5	ENV DM5 Development and biodiversity
HERDM4	HER DM4 Areas of Character

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 1930s detached thatched two-storey dwelling. This application seeks planning permission for the construction of two storey front, rear and side extensions, a loft extension and internal alterations. The proposal would significantly alter the footprint, bulk and massing of the existing dwelling.

The application site is located within a residential area and the proposed development would be visible from the street scene. The proposal would be in keeping with the wide variety of detached dwellings of varying bulk, massing, design and height already established within the area. It would not appear incongruous given the generous plot size and the approximate depth of 34.7m from the front (southern) boundary, which would limit its visual impact within the street scene. On balance, the proposal would assimilate well within the surrounding area and would maintain the overall varying character and appearance of the street scene.

To the front (southern) elevation, the proposal would increase the width of the host dwelling by approximately 5.2m to 16.2m. The hipped thatched roof with flared eaves would be extended, increasing the maximum height by approximately 1.7m to 10m, whilst the eaves height would increase by approximately 2.8m to 4.7m with the roof style altered to a gable-end. To the eastern flank, the maximum ridge height would be 6.35m and the eaves height would be 3.9m. The roof style to the front (southern) elevation would be cross hipped with gable end, and a pitched roof dormer is proposed at first floor level. The proposed dormer would have a depth of 1.7m, a width of 2.5m and a height of 2.4m. To the western flank, a mono pitched roof would have a maximum height of 3.3m and an eaves height of 2m; connecting to the front central canopy porch.

At ground level, the proposed fenestration within the front (southern) elevation would include a four-casement window, a large single door and two separate two-casement windows. At first floor level, two three-casement windows are proposed within the front projection and a two-casement dormer would also serve the first floor accommodation. The loft extension fenestration would be fully glazed, incorporating a recessed balcony with glazed balustrading with a height of 0.8m. There would be an overall increase of two fenestration units from the existing.

The proposed front canopy porch would be sited centrally to the front elevation and would be visible from the street scene. It would have a depth of 1.8m and a width of 3.5m. The porch roof would be pitched with a maximum height of 3.6m and an eaves height of 1.8m.

Part M of the Arun Design Guide (ADG) states canopies and porches can be added to a dwelling to provide a threshold space between the interior and exterior and add emphasis to the entrance. The host dwelling amenity is a large area with sufficient space to accommodate the canopy porch and would be acceptable to the ADG.

The proposed front extension would exceed the minimum guidance by 3.3m to 4.8m as outlined in Part M of the Arun Design Guide (ADG) and would project forward beyond the predominant building line. However, on balance, the proposal would integrate with the host dwelling and avoid the bolt-on appearance and would maintain a large separation distance of approximately 31.7m from the front (southern) boundary.

On the side (eastern) elevation the proposal would increase the dwelling's width by approximately 3.8m to 16.6m. This element would be set down from the maximum ridge of the host dwelling, with a maximum height of 6.4m and an eaves height of 4m. To the northern flank, the existing conservatories would be removed and replaced with a mono pitched roof rear extension that would increase in height by approximately 0.9m to 3.3m and reduce in eaves height by 0.2m to 2m. It is noted that the bulk and mass on the host dwelling would be visible from the side (eastern) elevation, where the maximum ridge would be 10m.

The proposed fenestration on the side (eastern) elevation would be an increase of six windows and one door, whilst noting the removal of an existing glazed conservatory on the northern flank. At ground level the proposed fenestration would be five single glazed windows and two single doors whilst at first floor level three two-casement rooflights would be set into the roof plane.

When incorporating the detached thatched garage and connecting wall to the host dwelling. It is noted that the detached garage and connecting wall would be demolished as part of the proposal, however the overall mass of the host dwelling would increase. The proposal would increase the host dwelling's width by 4m to approximately 16.8m.

The hipped thatched roof with flared eaves would increase in maximum height by approximately 1.7m to

10m whilst the eaves height would increase by approximately 2.8m to 5m with the roof style change to gable-end. On the eastern flank the corbelled stack chimney would remain visible and would increase in approximate height by 2m to 9m. Within the gable end, on the eastern flank, there would be a proposed dormer that would have a depth of 2.5m, a width of 2.4m and a height of 2.3m.

On the western flank of the northern (rear) elevation the approximate maximum ridge height would be 6.3m and the approximate eaves height would be 3.9m. The roof style on the rear (northern) elevation would be cross hipped with gable end, and a gabled dormer within the roof plane. The proposed dormer would have a depth of 1.7m, a width of 2.5m and a height of 2.4m.

Extending the width of the ground floor of the rear (north) elevation would be a mono pitched roof that would have a width of 15.8m, a depth of 1.1m, a maximum height of 3.3m and an eaves height of 2.2m.

The corbelled stack chimney would remain visible on the rear (northern) elevation on the eastern flank and would increase in height by 2m to 9m. The proposed corbelled stack chimney would be located on the existing side (western) elevation and would remain visible to the street scene. Currently, the chimney is embedded within the thatch approximately 3.4m above ground level. The proposal would connect the new chimney to ground level and increase its approximate height by 2m to 9m. The proposed corbelled stack chimney would be finished with facing brick.

The development would be finished with facing brick to ground floor level and weatherboard cladding at first floor level. The roof would be finished in clay roof tiles. The proposed canopy porch would be finished with oak posts and a clay tiled roof. All fenestrations would be finished in a neutral colour appropriate to the dwelling and its setting.

It is noted that the use of materials would differ from the existing, however the proposal applies these changes consistently across the proposed development, ensuring uniformity and a coherent appearance. Furthermore, the proposed materials reflect those used in surrounding properties, ensuring the proposal integrates harmoniously with the character of the area. The proposed materials are therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

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. The proposal would not appear unduly dominant within the street scene, albeit materially larger in terms of perceived bulk and massing of the neighbouring and surrounding dwellings. However, the proposed development would sit comfortably within the wider street scene. It is noted that the proposal introduces an increased ridge height of approximately 1.7m to accommodate the proposed loft extension, however, on balance the proposal would not result in harm to the character or appearance of the area and its overall design, scale and massing is therefore acceptable. The proposed development is therefore in accordance with Arun Local Plan policy D DM1 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (south) elevation by approximately 31.7m, set in from the neighbouring side (west) boundary by approximately 2.7m, set in from the rear (north) boundary by approximately 14.3m and set in from the neighbouring side (east) boundary by approximately 2.6m.

It is noted that the proposed side extensions would partly increase the separation distances between neighbouring dwellings (east and west) by at least 1.2m. The proposed rear extension would extend 4m from the existing rear elevation of the host dwelling, however it would maintain a large separation distance of approximately 14.3m from the rear (northern) boundary.

The front (south) extension would be visible from the street scene and maintain a depth of 31.7m from

the front boundary. The front extension would extend in line with the existing front elevation of the neighbour to the east, and it would extend forward of the neighbour to the west, however given the separation distance between the front extension and neighbouring properties, the front extension would not result in overbearing or overshadowing impacts on neighbouring dwellings. Fenestration would have an outlook of the front amenity of the host dwelling. The loft extension balcony would result in some increased overlooking and a marked increase in perception of looking to the neighbouring (western) properties, however the balcony would be recessed and would have an outlook not dissimilar to fenestration and therefore would not result in loss of privacy or overlooking to the neighbouring dwellings.

The side (west) elevation would be approximately 2.7m from the neighbouring side (west) boundary thereby complying with the minimum guidance set out in Part M of the ADG for two storey side extensions and would not result in harm through overbearing or overshadowing impacts. Fenestration at ground and first-floor levels would have an outlook over the host dwelling's side amenity and fenestration within the roof plane would be subject to a condition to ensure the rooflights would at all times be positioned a minimum of 1.7m above the finished floor level resulting in no overlooking or loss of privacy to the neighbouring (west) dwelling.

The rear (north) extension would be approximately 14.3m from the neighbouring rear (north) boundary and would therefore not result in overbearing or overshadowing impacts on neighbouring dwellings to the rear. The extension would extend beyond both neighbouring properties to the east and west. Notwithstanding this, given the spacing maintained between the rear extension and the neighbour to the west, and that this neighbour has an existing outbuilding constructed close to the shared boundary with the application site, the proposed rear extension would not result in demonstrable harm with regards to overbearing or overshadowing impacts to the neighbour to the west. The proposed rear extension would intrude a 45 degree splay line when taken from the centre of the closest window of the neighbour to the east. However, it is noted that the closest window of this neighbour is further set in from the shared boundary with the application site, and given that this part of the extension would be set down from the maximum ridge line and the spacing maintained between the extension and the neighbouring windows, the proposed rear extension would not result in demonstrable harm to the neighbour to the east with regards to overbearing or overshadowing impacts. Fenestration would have an outlook of the rear amenity of the host dwelling. The loft extension dormer would result in an increase in perceived overlooking to the neighbouring (western) dwelling, however the spacing of approximately 6.3m between the proposed dormer and the neighbouring dwelling would not result in loss of privacy or overlooking.

The side (east) elevation would be set in approximately 2.6m from the neighbouring (east) boundary thereby complying with the minimum guidance set out in Part M of the ADG and would not result in overbearing or overshadowing impacts. Fenestration at ground level would have an outlook over the host dwelling's side amenity and fenestration within the roof plane would be subject to a condition to ensure the rooflights would at all times be positioned a minimum of 1.7m above the finished floor level resulting in no overlooking or loss of privacy to the neighbouring (east) dwelling.

On balance, the proposal would not result in significant adverse impacts to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking and is considered acceptable. The development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

AREA OF CHARACTER

Whilst the host dwelling is not a designated heritage asset, it is within an Area of Character, a non-designated heritage asset. Accordingly, any proposed development must be carefully assessed in terms of its potential impact on the established character and setting of the surrounding built environment, thereby avoiding harm, and providing a clear justification for the works in line with national policy. The proposal has been assessed against the Arun Local Plan policy HER DM4, the Arun Design Guide (ADG) and the National Planning Policy Framework (NPPF).

Paragraph 216 of the NPPF (2024), states effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Conservation Officer was consulted and expressed concern that the development would result in the loss of an original thatched and rendered dwelling, traditional in character to the area. However, it is noted that much of the area's traditional character has already been lost through previous developments, leaving this property as one of the few remaining examples. Acknowledgement is given that the proposal's design incorporates features and materials sympathetic to the original style and character of the area. The proposal reflects the principles of the Middleton Village Design Guide (MVDS), including the retention of open space around large plots and the use of traditional design principles and materials, such as oak posts and a 'roofy' appearance, which are characteristic of the local vernacular.

While the dwelling could be perceived as three-storey rather than the preferred two-storey, the proposal's varied ridge heights balances the overall massing. There is extensive variation in design within the local area, and the proposal remains sympathetic to neighbouring dwellings, and therefore the use of a large roof to accommodate first-floor living and loft extension is considered acceptable.

The roof design is consistent with local character; clay tiles, low eaves, chimney, and simple gable ends, all of which would be present within the proposed development. First-floor windows and dormers complement the style, while the variety of rooflines, small gable windows, and central oak porch reflect common features in the area. Additional oak features, such as the loft extension balcony, are acceptable and align with MVDS.

On balance the proposed development would not result in harm to the setting of the Area of Character. The proposed development is in accordance with Arun Local Plan policy HER DM4 and the NPPF.

DRAINAGE

The proposed development would constitute extensions to an existing dwelling. As such, the proposal would not alter the existing risk of coastal erosion and is therefore in accordance with Arun Local Plan policy W DM4.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. The existing garage would be demolished as part of the proposal; however, it is noted that the front amenity of the host dwelling is approximately 31.7m deep. Therefore, the proposal would not reduce existing off-street parking provision. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. An Ecology Enhancement Statement accompanies this application for the construction of two-storey front, rear, and side extensions, including a loft extension and internal alterations and is replacing existing hard-surfaced areas and extending over a suburban garden. Therefore, there is no loss of habitat and a condition to secure enhancements is not required.

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:
 - Proposed Site Plan PL102.
 - Proposed Ground Floor Plan PL200.
 - Proposed First Floor Plan PL201.
 - Proposed Second Floor Plan PL202.
 - Proposed Roof Plan PL203.
 - Proposed South and East Elevations PL204A.
 - Proposed North and West Elevations PL205.
 - Proposed Ground Floor Plan PL210 (inc. outline of existing property).
 - Proposed First Floor Plan PL211 (inc. outline of existing property).
 - Proposed South and East Elevations PL212 (inc. outline of existing property).
 - Proposed North and West Elevations PL213 (inc. outline of existing property).

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 All of the rooflights installed within the eastern and western side roof slopes shall at all times be positioned a minimum of 1.7m above the finished floor level. This arrangement shall be retained permanently thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 INFORMATIVE: There is substantial demolition involved within this development and part of the existing dwelling must be retained in accordance with the approved plans. If any part of the existing dwelling, shown to be retained, is demolished as part of the proposed development, the applicant is advised that the works may exceed those permitted under this planning permission and further consent from the Local Planning Authority may be required.

- 6 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.