

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

REF NO: M/92/25/HH

LOCATION: 100 Ancton Way
Elmer
Middleton-on-sea
PO22 6JR

PROPOSAL: Proposed front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Objection raised in relation to runoff destination and extreme rainfall and flooding.

POLICY CONTEXT

Built-Up Area Boundary.
Tree Preservation Order.
Flood Zone 3.
Lidsey Treatment Catchment.
Lidsey Local Flood Risk Zone.
Tree Preservation Order.

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)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

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 & VISUAL AMENITY

The application site comprises a detached bungalow located at 100 Ancton Way, Elmer. The proposal seeks planning permission for the construction of an oak framed front porch to create a new principal entrance to the dwelling.

The proposed porch would measure approximately 1.9m in width and 2.2m in depth. It would be constructed in brick to match the host dwelling and include new entrance door. The porch would have a pitched tiled roof to match the existing with a maximum height of 3.4m and an eaves height of approximately 2.5m. The existing raised brick wall with planting to the front of the property would be removed and replaced with a new wall measuring approximately 1.2m in height. This wall would align with the front elevation of the proposed porch and extend towards the dwelling to create an enclosed area, providing access from the existing patio door.

The proposed fenestration would comprise a new entrance door flanked by two small horizontal windows. Additional windows would be installed on both side elevations (east and west).

The porch would be visible within the street scene and would exceed the 1.5m guidance for the depth of front extensions outlined within the Arun Design Guide (ADG), however, the surrounding area is characterised by a varied form, scale and appearance, with a number of nearby dwellings incorporating similar front projections. The proposal would be set back from the highway and, due to its modest scale and design, would not appear unduly prominent or visually intrusive. The development would be finished in materials that match, or closely resemble, those of the host dwelling and would not adversely affect the character or appearance of the surrounding area, in accordance with policy D DM1 of the Arun Local Plan (ALP).

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the ALP and the Arun Design Guide.

RESIDENTIAL AMENITY

The porch would be set in approximately 6.2m from the neighbouring boundary to the east and approximately 5.3m from the neighbouring boundary to the west, thereby maintaining suitable separation distances. The southern boundary of the site fronts the highway, and as such, the proposed porch would not have any residential impact to the south. The proposed porch would not result in overbearing or overshadowing impacts to any neighbouring dwellings.

The proposed windows within the side elevations would be positioned at ground floor level. Given their orientation and the separation distances to the neighbouring dwellings, the development would not result in any loss of privacy or overlooking.

The proposed alterations to the low wall to enclose the existing patio area to the front of the dwelling would not result in any harm to neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with policies D DM1

and D DM4 of the ALP and the ADG.

DRAINAGE

The application site is located within Flood Zone 3, Lidsey Wastewater Treatment Catchment Area and Lidsey Local Flood Risk Zone. The area has a known history of flooding and, as such, any additional surface water discharge has the potential to exacerbate flood risk.

The application is supported by a Flood Risk Assessment (FRA) prepared in accordance with the requirements of the National Planning Policy Framework (NPPF). The FRA concludes that the site is currently considered to be at low risk of flooding and confirms that the proposed development would not result in any changes to existing ground levels. In order to ensure that the levels are maintained, it is reasonable to attach a condition to the planning permission to ensure that the floor levels of the proposed porch would be constructed level with the existing floor levels of the host dwelling.

The proposed extension would be small in scale and would be built over an existing area of hardstanding. Therefore it would not materially increase the risk of flooding from surface water within the site or in the surrounding area.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, given that the development would not increase impermeable area and for the reasons outlined above, the development would not increase the chances of flooding elsewhere in the district. The proposal is therefore in accordance with policies W DM1, W DM2 and W DM3 of the ALP.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 drawings:

- Proposed Plans
- Block Plan and Location Plan

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 The floor levels within the front porch hereby permitted shall be set no lower than than the existing floor levels within the host dwelling.

Reason: To minimise flood risk in accordance with Arun Local Plan policy W DM2.

- 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:** 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 National Planning Policy Framework.