

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

REF NO: M/93/25/HH

LOCATION: 26 West Close
Middleton-on-sea
PO22 7RP

PROPOSAL: Single storey rear extension and first floor side and rear extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

Middleton on Sea Association - No objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - Objection on the basis of:

- Insufficient information has been provided.
- The application proposes to manage surface water on site via a new soakaway and permeable paving. This is acceptable in principle, as infiltration is the highest priority in the drainage hierarchy and aligns with Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS).
- Insufficient evidence has been provided to demonstrate that infiltration is a viable solution. Without it, it is not possible to assess whether the proposed development would increase flood risk. Ground conditions and infiltration potential in Middleton-on-Sea are highly variable. While infiltration may be feasible in some areas, others experience high groundwater levels or poor infiltration rates that render it unviable.

POLICY CONTEXT

Area of Character.
Lidsey LFRZ.

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)
HERDM4	HER DM4 Areas of Character

WDM1	W DM1 Water supply and quality
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
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

This application seeks planning permission for part single, part two storey side/rear extension to the eastern flank. At ground floor level, the proposal would extend the existing single storey rear projection by approximately 2.2m, creating a total width of 7.5m. A further single storey extension is proposed to the side projection, measuring 2.8m in both depth and width. At first floor level, the extension would be positioned above the existing single storey element and would measure approximately 5m in depth and 8.6m in width. The extension would be finished with a half-hipped crown roof, with a maximum height of 7.3m. New windows are proposed on the front and rear elevations at both ground and first floor levels. At first floor level, the extension would be set in approximately 2.8m from the eastern side boundary.

The Arun Design Guide (ADG) outlines that the first-floor element of the extension should be set back by more than 2m from the front elevation of the existing dwelling. The proposed extension would comply with this guidance. This setback helps to retain the original form and visual dominance of the host property when viewed from the street. In addition, the roof of the extension would be set down from the main ridge by an excess of 0.5m, ensuring that the extension would be a subservient addition rather than an overbearing or dominant feature. These design features allow sufficient visual separation between buildings to be maintained and prevent the creation of a terracing effect along the street, thereby preserving the openness of the surrounding area. Overall, the scale, form and design of the extension reflect the established character and appearance of the existing dwelling, enabling it to sit comfortably within the street scene without appearing incongruous. The proposal would not result in harm to the character of the dwelling or the wider area and is in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposal also incorporates a first-floor side extension measuring approximately 3.9m in depth and 2.3m in width, aligned with the existing front elevation of the dwelling. While this element does not fully accord with the ADG guidance that encourages first-floor extensions to be set back from the front elevation, the extension would be stepped down from the main ridge line of the host dwelling and would be modest in its proportions, ensuring that it would remain visually subservient to the host dwelling. As a result, this element would not appear prominent when viewed from the street and would not detract from the character or appearance of the host dwelling or the surrounding street scene. The proposal is therefore considered acceptable in design terms despite the minor departure from guidance. The proposed extension is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposal would not result in harm to the character and visual amenity of the dwelling or the wider area. As such, the proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed single storey extension would extend close to the eastern side boundary. However, given the presence of an existing high boundary wall, it would not result in overbearing or overshadowing impacts to the neighbouring property to the east.

The two-storey part of the extension would marginally breach a 45-degree splay line when measured from the rear windows of the neighbouring property to the east. However, the extension would be set in from the shared boundary and relates to the existing scale and form of the dwelling. While some limited overshadowing of the neighbour's rear garden is likely to occur, this would be minor and would not result in unacceptable harm.

The proposed first floor side extension is suitably positioned and maintains appropriate spacing to neighbouring properties. As such, it would not appear overbearing or result in an unacceptable loss of light.

Additional windows are proposed on the north and south elevations. The first-floor window on the southern elevation would look over the application site frontage. Whilst some oblique views of the neighbouring garden to the east would be available, it is noted that the host dwelling has existing first floor fenestration facing this neighbour, and as such, the proposed fenestration within the southern elevation would not result in harmful overlooking. Windows on the northern elevation would have a similar outlook to existing openings and would not introduce any new overlooking concerns.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP in that they do not result in unduly harmful impacts on neighbouring amenity by way of overbearing, overshadowing, or overlooking.

HERITAGE

The property is in the Middleton-on-Sea Estate Area of Character. The special character of the Middleton-On-Sea Estate is derived largely from the low density, spacious, planned concept of Captain Henry Rowlands Starkey Coldicott (1886 - 1980). The area is characterised by a degree of uniformity in built form, with properties typically featuring traditional materials and hipped roof designs, which together contribute to the established character and appearance of the area.

Paragraph 216 of the NPPF (2024) outlines that the 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 proposed extensions have been designed to respect the scale, proportions and appearance of the existing dwelling. The Area of Character contains a range of dwelling types and architectural styles, and it is acknowledged that a number of properties have been extended or altered over time. Within this context, the proposed development would integrate successfully with the host dwelling and the wider area and would not detract from the overall character or appearance of the Middleton-on-Sea Estate Area of Character. The proposal would therefore not result in harm to the significance of the non-designated heritage asset and is considered acceptable in heritage terms, in accordance with Arun Local Plan policy HER DM4 and the NPPF.

LIDSEY LOCAL FLOOD RISK ZONE

The application site lies within the Lidsey Local Flood Risk Zone, where careful management of surface water drainage is important in order to minimise flood risk in the surrounding area. It is acknowledged

that the Drainage Engineers have raised an objection to the proposal, noting that the application indicates that surface water from the extended dwelling would be managed via soakaways. While the use of soakaways would generally be supported in principle, no supporting evidence has been submitted to demonstrate that infiltration is feasible at the site. It is also recognised that ground conditions and infiltration potential within the Middleton area can be variable.

The public sewer in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any surface water added to this system should be assumed to increase flood risk.

However, the proposed development would not introduce additional surface water pressure beyond existing conditions. The proposed ground floor extensions would be constructed over areas of existing hardstanding, while the proposed first-floor extensions would be built entirely over the existing footprint of the dwelling. As a result, the development would not lead to an increase in impermeable surface area or generate additional surface water runoff when compared to the existing situation. On this basis, the proposal would not result in an increase to the risk of flooding on or off site, having regard to the scale of development and the absence of any increase in hard surfacing.

Given that the development would extend over existing built form and existing hardstanding, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with Arun Local Plan policies W DM1 and W DM3.

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 Floor Plans and Elevations 02.
- Site and Location Plans 03

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 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).

- 4 **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.