

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

REF NO: M/97/25/HH

LOCATION: 34 Norfolk Way
Elmer
Middleton-on-sea
PO22 6JF

PROPOSAL: Erection of front canopy extension, single storey rear extension, hip to gable loft conversion including increase in ridge height and front and rear dormers and associated works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/71/25/PDH Notification under extended permitted development rights Prior Approv not req
for a single storey rear extension, extending 5m beyond 17-10-25
the rear wall of the original dwelling house, with a
maximum height of 2.5m and an eaves height of 2.5m

REPRESENTATIONS

Middleton Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers (Coastal) - No response received.

Engineers (Drainage) - No response received.

POLICY CONTEXT

Prone to Groundwater Flooding.
Within 200m Mean High Water.
Lidsey LFRZ.
Lidsey Treatment Catchment Area.

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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow located along Norfolk Way. This application seeks planning permission for a front canopy extension, single storey rear extension, hip to gable loft conversion including increase in ridge height and front and rear dormers and associated works. The works would be visible from the street scene.

The proposed front canopy extension would span the full width of the dwelling, with a depth of 2.3m and an eaves height of 2.6m. The roof form would be extended from the ridgeline to incorporate the canopy, resulting in a design that appears coherent and in keeping with the character of the property. Part M of the Arun Design Guide (ADG) states that canopies should provide a transitional threshold between internal and external spaces, emphasise the entrance, and be designed with regard to their impact on the surrounding street scene. Although the proposed canopy exceeds the recommended depth of 1.5m set out within the ADG by 0.8m, the dwelling is set back from the front boundary of the site. As a result, the increased depth would not appear incongruous or unduly prominent within the street scene.

The proposed single storey rear extension would span the full width of the dwelling at 9.5m, with a depth of 2.2m and an eaves height of 2.6m. Its roof would extend from the ridgeline, consistent with the proposed front canopy design. Three rooflights are proposed on the rear roof slope; these would be proportionate in scale and would not result in visual harm. The proposal accords with the guidance in Part M of the ADG, which states that for detached dwellings, single-storey rear extensions should not project more than 3.3m from the original rear elevation. At 2.2m in depth, the extension would remain a subservient addition. Furthermore, due to its limited visibility from the wider street scene, and given the existing variation in extensions and alterations within the area, the proposal would not result in harm to the host dwelling, the street scene, or the wider locality.

The proposed hip-to-gable roof extension would continue the existing ridgeline of the dwelling, resulting in gable ends to both flank elevations. While the application includes an overall increase in ridge height, the hip to gable enlargement itself would not reduce the existing separation distances between the host property and neighbouring dwellings. It is noted that the adjacent eastern neighbour, among others within the vicinity, already feature a gable ended roof. As such, the proposed hip to gable extension would not appear out of character and would not result in harm to the appearance of the host dwelling or the wider

street scene.

The ridge height is proposed to be increased by 1.5m, from 5.5m to 7m. The surrounding street scene is varied in terms of the scale and massing of neighbouring dwellings, and the application site currently sits noticeably lower than adjacent properties. As such, the proposed increase in ridge height would not appear incongruous or out of character within the context of Norfolk Way. The introduction of front dormers would result in the dwelling presenting as a one and a half storey property rather than a single storey bungalow. Several properties in the wider area are two storeys in height, and therefore the proposed increase in scale would not be out of keeping with the established character of the locality.

To the front elevation, two dormer windows are proposed. Each dormer would measure 3.3m in width and 3.4m in depth, and would feature a pitched roof with a maximum height of 2.3m. Part M of the ADG requires front dormers to be centrally located and designed so as not to harm the original character and appearance of the building or the surrounding area. It also states that pitched roof dormers are generally preferred, and that smaller scale dormers used in combination are favoured over a single large box type dormer. While the proposed dormers would alter the original appearance of the dwelling, they are of a scale and form that remain proportionate to the host building. Their pitched roof design, combined with their paired arrangement, ensures they would not appear out of keeping with the dwelling's character. As such, the proposed front dormers are acceptable.

The proposed rear dormer would measure approximately 2.8m in depth, 8.5m in width, and 1.8m in height, and would be constructed with a flat roof. Although the dormer does not fully comply with the guidance set out in Part M of the ADG, it is acceptable when assessed against Arun Local Plan policy D DM4 as its scale and design would remain visually subservient, and it would be set down from the ridge by 0.7m.

As part of the proposal, some external materials would be amended. While the glazing and roof tiles are to match the existing, the application also includes the introduction of timber cladding to the dormer faces. The adjacent western neighbour features cladding on each of its gable elements, and therefore the use of cladding at the application site would not appear out of keeping with the character of the surrounding area. In addition, the existing peach coloured render would be replaced with white render, which reflects the predominant appearance of dwellings within the street scene.

Overall, the proposed development would result in an increase to the footprint of the host dwelling. The alterations to the dwelling would alter the character of the dwelling in terms of its scale and massing, however given the varied character of the street scene, and the partial visibility of the proposed works from the street scene, the proposed works would not result in harm to the character or appearance of the host dwelling and the extensions would integrate well with the existing. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states 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 front canopy extension, given its separation distance of at least 1.9m from the front boundary, would not result in an overbearing impact or cause overshadowing to neighbouring dwellings. The proposed fenestration on the front elevation would face the host dwelling's front amenity area and the street and therefore would not give rise to harmful overlooking.

The proposed single storey rear extension would not project beyond the existing flank elevations and would retain the current separation distances to the boundaries. Owing to its single storey form and

modest depth, the extension would not result in an overbearing impact or cause overshadowing to neighbouring properties. Fenestration within the element would serve the rear garden and would not be significantly different to views currently achieved.

The proposed hip to gable roof extension would increase the dwelling's bulk and massing in closer proximity to the neighbours to the east and west. However, the proposal would not extend beyond the existing separation to the side boundaries. Given the spacing that would be retained between the roof extension and the neighbouring properties, the development would not result in an overbearing presence or cause overshadowing to either neighbour. The associated increase in ridge height and roof alterations would also add to the overall massing of the building. Nevertheless, due to the separation maintained between the first floor elements of the proposal and the neighbouring properties, these changes would not result in significant overshadowing or overbearing impacts.

One first floor side window is proposed, which would serve a bathroom. It is therefore reasonable to impose a condition requiring this window to be obscurely glazed in order to safeguard the privacy of the neighbouring property to the west.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

LIDSEY LOCAL FLOOD RISK ZONE

The application site lies within the Lidsey Local Flood Risk Zone and the Lidsey Wastewater Treatment Catchment, where careful management of surface water drainage is required to minimise flood risk in the surrounding area. It is acknowledged that no consultation response has been received from the Drainage Engineers.

The public sewer within the Lidsey Wastewater Treatment Catchment has a documented history of flooding, and any additional surface water entering this system has the potential to exacerbate flood risk. However, the proposed development would not introduce additional surface water loading beyond existing conditions. The ground floor extensions would be constructed over areas of existing hardstanding, while the first floor additions would be positioned over the current footprint of the dwelling. Although there would be a minor increase in roof area as a result of the roof extension, this uplift is minimal and would not materially alter overall runoff rates. As such, the proposal would not increase impermeable surface area or generate additional surface water runoff when compared to the existing situation.

On this basis, the development would not result in an increased risk of flooding on or off the site, having regard to the scale of the works and the absence of any increase in hard surfacing. Given that the extensions would be constructed over existing built form and hardstanding, it is not considered reasonable to refuse the application on drainage grounds. The proposal would be in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

PARKING

The proposal involves the conversion of the current garage, resulting in a loss of one parking space. However, the existing garage does not meet the internal space standards of 6m by 3m set out in the Arun Parking SPD, therefore its loss would not result in the loss of a parking space. The resultant parking provision would provide one space, therefore the proposal would not result in any overall loss of onsite parking provision. As such, the loss of the garage is acceptable.

SUMMARY

The development is in accordance with the 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:

- Block and Location Plans PLA 001
- Existing and Proposed Roof Plans PLA 002
- Existing and Proposed Ground Floor Plans PLA 003
- Existing and Proposed First Floor Plans PLA 004
- Proposed Elevations PLA 006

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 first floor window on the north west flank elevation of the building shall at all times be glazed with obscured glass and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 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 NPPF.