

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

REF NO: R/105/26/HH

LOCATION: 4 Hudson Drive
Rustington
BN16 2AX

PROPOSAL: Single storey and double storey extension to rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

R/250/22/HH	Single storey front porch.	ApproveConditionally 06-01-23
R/103/21/PDH	Notification under extended permitted development rights for a single storey rear extension with pitched roof measuring 4.5m from beyond the rear wall of the original dwelling house, with maximum height of 4m and eaves height of 2.5m	Prior Approv not req 08-06-21
R/206/18/HH	Loft conversion to include 2 No. front dormer windows & rooflights on front & rear elevations.	ApproveConditionally 22-10-18

REPRESENTATIONS

Rustington Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.
Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIESArun 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)

Rustington Neighbourhood Plan 2014 Policy 2

Housing Design

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**

The site is a detached chalet bungalow. Permission is sought for the construction of single and two-storey rear extensions.

The single storey rear extension would measure approximately 2.5m in depth and 10m in width, partially adjoining the existing rear projection and incorporating the two-storey element on the eastern side. The two-storey extension would measure approximately 5.6m in width and 4.6m in depth, aligning with the rear elevation of the single-storey extension. The extension would feature a gabled roof form with a maximum ridge height of approximately 6.5m and an eaves height of approximately 3.2m. The single-storey element would incorporate a lean-to roof with a maximum height of approximately 4m. The proposal would not increase the height of the existing ridge, with the overall roof height remaining unchanged.

The proposed external materials would comprise a white rendered finish and roof tiles to match the existing dwelling. The first-floor element would incorporate vertical tile hanging, reflecting materials present on the host dwelling and ensuring visual consistency in accordance with the Arun Design Guide (ADG).

At ground-floor level, the proposal includes a tall three-pane window, a two-pane window and patio doors positioned broadly in line with the existing openings. The eastern side elevation would incorporate a new door, whilst two existing small window openings would be infilled. At first-floor level, a large multi-pane gable-end window and a new rooflight within the existing roof slope are proposed.

The extensions would be located to the rear of the property and would not be readily visible from the public realm. The proposed development would follow the established architectural style of the host dwelling, resulting in a cohesive and well integrated appearance. Whilst the single-storey element would comply with the ADG guidance relating to rear projection depths, the proposal as a whole would not be subservient to the host dwelling due to the scale and depth of the two-storey extension, and the fact that the proposed ridge height would match that of the existing roof.

Notwithstanding this, the dwelling occupies a relatively generous plot within an area characterised by a varied pattern of development, including properties of different scales and forms. While the proposal would increase the overall bulk and massing of the dwelling, it would remain proportionate to the size of

the plot and would not appear out of keeping with the character of the surrounding area. The development would retain a coherent design and preserve the character of the host dwelling. In addition, the proposed materials would reflect the architectural and historic character of the property. Accordingly, the proposal is in accordance with Policy 2 (Housing Design) of the Rustington Neighbourhood Plan (RNP) 2014.

The proposed internal alterations would not result in any additional external changes and as such, would not result in harm to visual amenity.

The proposal would not result in demonstrable harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the RNP policy 2.

RESIDENTIAL AMENITY

The proposed extension would be positioned approximately 0.95m from the eastern side boundary and would be screened from the western boundary by the existing rear projection of the dwelling.

It is acknowledged that the proposal would fail the 45-degree guideline and, due to its increased bulk and massing, would result in some additional overshadowing of the neighbouring property to the east. However, it is noted that the section of the neighbouring building closest to the proposal appears to comprise a converted garage and that the extension would be set away from the shared boundary. In these circumstances, whilst some impact would occur, the resulting loss of light or overbearing effect would not result in demonstrable harm as to justify the refusal of planning permission.

The proposed ground-floor openings would be located broadly in the same positions as the existing fenestration and would therefore not introduce any additional overlooking opportunities. The proposed entrance door within the eastern elevation would not be glazed and existing openings within this elevation would be reduced, further limiting any potential impact on neighbouring privacy.

At first-floor level, new glazing is proposed within the rear gable end. This window would overlook the private rear amenity space. Furthermore, the rear boundary with neighbouring properties to the north is approximately 17.5m from the proposed window, and given its orientation and position, the window would not result in harmful overlooking or an unacceptable loss of privacy to neighbouring occupiers.

The proposed rear rooflight would replace an existing rooflight in a slightly altered position and would not give rise to any additional overlooking or privacy concerns.

On balance, the proposal would not result in demonstrable harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

SUMMARY

The 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 drawings:

 - Location Plan
 - Site Plan A
 - Proposed Floor and Roof Plans 03A
 - Proposed Elevation 04
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 National Planning Policy Framework.