

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

REF NO: R/111/22/HH

LOCATION: 35 Hawke Close
Rustington
BN16 2AT

PROPOSAL: Single storey extension to side garage including new pitched roof and installation of an air source heat pump.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION To construct a further 2.1 metres in length of the existing side garage and add a pitched roof to the entire side garage. To install an air source heat pump at the side of the property. The property is a bungalow in an area characterised by bungalow properties.

REPRESENTATIONS

Rustington Parish Council - No objection.

1 neighbour objection.

Concern regarding noise of air source heat pump.

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)

[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**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development Plan and part M of the Arun Design Guide are relevant.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public

Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 2 of the Rustington Neighbourhood Development Plan supports development provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. Proposals must also comply with the parking standards adopted by the planning authority.

Part M of the Arun Design Guide sets out standards for extensions.

DESIGN

The roof extension creates a pitched roof above an extended existing flat roof garage. It is in proportion with the existing dwelling, represents an improvement in the character and appearance of the property and is subservient to it having a ridge line below the height of the existing dwellinghouse.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience.' The proposal complies with this in that the height is set below the dwelling and appears subservient.

The proposed extension could potentially cause a terracing effect as it would go on top of a garage which already runs along the boundary of the property and extends to the front of the property by 1 metre however in terms of design the extension is appropriate as it matches the existing building. This terracing effect would be limited as it would be a sloping roof away from the boundary. The overall impact on the street scene would be acceptable as the pitched roof would be an improvement on the flat roof of the garage as existing.

The roof extension does not negatively impact on neighbouring amenity and privacy and does not damage the character and appearance of the original building and its surroundings in accordance with part M of the Arun Design Guide.

The proposal complies with the Neighbourhood Plan in that it is an improvement in the design in scale with surrounding buildings and parking standards are maintained.

The air source heat pump will not have a significant impact on the design of the property as it is relatively small and tucked down the side of the property. It is also something that does not require planning permission.

NEIGHBOUR AMENITY

The neighbour at no.36 has a facing high level window in the side elevation however this window illuminates a utility room which is not a primary habitable room and currently faces the existing garage and this will not change therefore there is not considered to be any significant increase in overshadowing or overbearing impact on that window as a result of this development.

The air source heat pump is located away from neighbouring properties and is not considered to cause significant noise problems.

PARKING STANDARDS

The proposal will not result in the loss of any car parking on the site and the development is considered

to meet with the parking standards for residential properties.

SUMMARY

The proposed roof extension is of an acceptable design and does not adversely affect the amenity of neighbouring properties and is therefore recommended for approval subject to the following conditions:

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

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.

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 Block Plan dwg.no. 35HC-203 dated May 2022
Proposed Plans dwg.no.35HC - 204 dated May 2022
Proposed Elevations dwg.no.35HC - 206 dated May 2022

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.