

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

REF NO: R/112/21/HH

LOCATION: 30 Chaucer Avenue
Rustington
BN16 2PQ

PROPOSAL: Erection of loft conversion with 2 x side dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a loft conversion with two side dormers.

The materials used to construct this proposal will be similar to those used on the dwelling. The walls will be constructed from brick and block and the roof will be felt flat with tile hung dormer cheeks. The windows and doors will be UPVC.

At the front elevation the dormer can be seen which has a length of 5.96m and height of 1.38m, at the rear elevation the dormer can be seen which has a height of 2.01m and length of 6.02m. At the side elevation the dormer has a length of 4.94m and height of 2.67m, there is one window on the dormer. At the other side elevation the dormer has a height of 2.30m and length of 4.65m, there is one window at this elevation.

RELEVANT SITE HISTORY

R/46/21/HH SINGLE STOREY SIDE EXTENSION AND LOFT
CONVERSION WITH DORMERS

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIESArun 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)
DSP1	D SP1 Design

Rustington Neighbourhood Plan 2014 Policy 2 Housing Design**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development Plan.

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 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

Furth guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the sides, however due to its location it will be visible to the street scene and will have an impact on the street scene and wider area, however due to the use of similar materials used to match the host dwelling, there will be a limited harmful impact and the development will be well integrated with the local area.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling. Part M states a preference for small dormers with a pitched roof. However in this case the dormer size and shape is similar to a permitted development one.

RESIDENTIAL AMENITY

The loft extension with two side dormers has boundaries which vary from 0.56m at the north to 6.83m at the east, the existing dwelling is at the southern boundary currently.

The window at the two side dormers could result in significant harmful impact to the neighbours at the side in their private amenity space. However, this can be overcome with a condition of obscure glazing and fixed shut windows.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and part M of the Design Guide.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is 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:
- Plans MT/1547/3

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 windows on the side elevations of the dormers of the loft conversion must be completely obscurely glazed & fitted with a 10cm opening restrictor for ventilation purposes. Both windows are to remain as such in perpetuity.

Reason: For the avoidance of doubt and in the interests of neighbouring residential amenity in accordance with policy 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.