

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

REF NO: R/112/26/HH

LOCATION: 51 Pigeonhouse Lane
Rustington
BN16 2BG

PROPOSAL: Single storey side/rear extension including the building of a new patio and alterations to the rendering of the house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

R/110/22/PL	Variation of condition following R/132/21/NMA relating to approved plans (Conditions(s) Dwg No 203108/03, Rev A Proposed Floor Plans; Dwg No 203108/04 Rev A, Proposed Elevations) for Change of materials and increase in the proposed projection to the rear of 1506mm.	ApproveConditionally 11-07-22
R/132/21/NMA	Non-material amendment following grant of R/60/21/HH to change perforated metal cladding to front elevation with fibre cement cladding panels	Approve 02-07-21
R/60/21/HH	Single storey rear extension, internal and external alterations, and new detached garage	ApproveConditionally 20-05-21

REPRESENTATIONS

Rustington Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

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)

[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**BACKGROUND**

Application R/60/21/HH, for a single-storey rear extension, internal and external alterations, and a new detached garage, was approved on 20 May 2021. The approved garage was located to the south of the dwelling and measured 3.5m wide, 12m deep and 3.4m high, with an eaves height of 2.25m. It was positioned approximately 1m from the shared southern boundary.

Under the current application, R/112/26/HH, the proposed side extension would occupy a similar sized area previously approved for the detached garage. It would be set back from the principle elevation of the dwelling and would be set in 0.6m from the southern side boundary. The principle of development in this location has therefore already been established by the earlier approval, which provides relevant background and supports approval of the current proposal, subject to consideration of all other material planning matters.

DESIGN AND AMENITY

The site is a detached dwelling located at 51 Pigeonhouse Lane within Character Area 5 of the Rustington Neighbourhood Plan (RNP). The proposal must therefore be assessed against RNP policy 2. This application seeks planning permission for the construction of single-storey side/rear extension, a new patio, and alterations to the render on the front porch.

The proposed development is sited within a residential area characterised by a wide variety of detached dwellings of varying bulk, massing, design, and height, several of which have side and rear additions. The extension would be partially visible from the street; however, its position to the southern side elevation, approximately 18m from the front western boundary, together with the generous plot size and high front boundary treatment, would limit its prominence within the street scene. Although its design would not fully reflect the character of the host dwelling, it would not appear incongruous within the varied character of the surrounding area. On balance, the proposal would integrate satisfactorily into the street scene.

The proposed single-storey side extension would require removal of the existing chimney. It would have a depth of 7.7m and a width of 5.9m, including a 0.4m return around the rear (eastern) elevation. The flat

roof would have a height of 3.3m and would contain two rooflights. These would be positioned to accord with Part M of the Arun Design Guide (ADG) to avoid direct views towards neighbouring properties and would therefore preserve neighbouring privacy.

Part M of the ADG advises that side extensions should be set back from the principal elevation by 1-1.5m to appear subservient to the host dwelling. The proposed extension would not comply with this guidance, being set back approximately 0.35m. However, given its position to the side elevation within a large plot, and its distance of 18m from the front boundary, it would not result in harm to the street scene, in accordance with Arun Local Plan policies D DM1 and D DM4.

It is noted that the proposed single-storey side extension would have its own entrance (western elevation) and therefore it would be appropriate to condition the extension to remain ancillary to the host dwelling.

The proposed fenestration on the rear eastern elevation would comprise a large double sliding door. The southern side elevation would contain a single high-level horizontal window, while the front western elevation would contain two windows and a door with a sidelight. The proposed fenestration would match the existing dwelling ensuring a cohesive appearance.

The extension would be finished in brick slips with a GRP flat roof. Although the side extension would not be fully sympathetic to the design of the host dwelling, replacing the render on the front porch at ground-floor level with matching brick slips would provide a consistent material approach and help integrate the extension with the existing dwelling. This would further help the side extension appear subservient, reducing its visual impact given the limited setback from the principal elevation and preserving the visual amenity of the host dwelling, in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 2 of the RNP.

Given the varied scale and bulk of neighbouring dwellings, the development would not appear unduly dominant or harm the character, appearance, or visual amenity of the dwelling or varied street scene. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 2 of the RNP.

NEIGHBOURING RESIDENTIAL AMENITY

The extension would be set back approximately 18m from the front western boundary, 23m from the rear eastern boundary and 0.6m from the southern side boundary. Although the side separation distance would not meet the guidance in the ADG, the area is characterised by large plots and varied separation distances between neighbouring properties. Given the extension's height, scale, and separation distance from the neighbouring property to the south, the proposal would not result in harm to the neighbouring amenity and would not result in overbearing or overshadowing impacts to the neighbouring properties.

Fenestration on the front and rear elevations would have an outlook of the host dwelling's own amenity areas and the southern elevation would have one high-level window. Given its existing boundary treatment and generous plot size providing sufficient separation distances, the proposal would not result in any overlooking or loss of privacy to neighbouring properties.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 2 of the RNP.

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:
 - Location and Block Plans.
 - Proposed Ground Floor Plan - 04.
 - Proposed First Floor and Roof Plans - 05.
 - Proposed Elevations Plans - 06.
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 proposal hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 51 Pigeonhouse Lane and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.