



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
 Tel: 01903 737756
www.arun.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	41
Suffix	
Property Name	
Address Line 1	Cove Road
Address Line 2	
Address Line 3	West Sussex
Town/city	Rustington
Postcode	BN16 2QN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
504702	101667

Description

Applicant Details

Name/Company

Title

Mr

First name

Matt

Surname

Massey

Company Name

Address

Address line 1

41 Cove Road

Address line 2

Address line 3

West Sussex

Town/City

Rustington

Country

Postcode

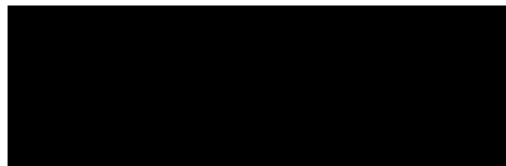
BN16 2QN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details



Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

New Porch. Single storey side and rear extension. Front infill extension including a raised ridge height to incorporate additional space at first floor.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brickwork

Proposed materials and finishes:

Brickwork

Type:

Roof

Existing materials and finishes:

Tiles

Proposed materials and finishes:

Tiles

Type:

Windows

Existing materials and finishes:

UPVC windows

Proposed materials and finishes:

Aluminium windows

Type:

Doors

Existing materials and finishes:

UPVC doors

Proposed materials and finishes:

New doors to be aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

P001 - Existing Site Location Plan
P002 - Proposed Block Plan
P003 - Existing Ground Floor
P004 - Existing First Floor
P005 - Existing Roof Plan
P006 - Existing Elevations
P007 - Proposed Ground Floor
P008 - Proposed First Floor
P009 - Proposed Roof Plan
P010 - Proposed Elevations
P011 - Design and Access Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The proposal has multiple components and is a large redevelopment of the property. The proposed single storey rear and front infill extensions are appropriately positioned and appropriate in scale, not exceeding the extent existing side or front elevations. The proposed front porch extension is also appropriate in scale and positioning. These three components are considered subservient to the host dwelling and visually integrated.

The proposed re-roofing of the first floor of the property would convert the existing East and West gable ended roof design into a hipped roof design and increase its height by approx. 2m to allow for additional floor space at the first floor. The hipped roof design is in keeping with other roof designs within the locality however, would benefit from a matching pitch. As it stands the proposed hipped roof design on the first floor is approx. 30 degrees whereas neighbouring hipped roof designs feature an approx. 40 degree pitch. The height of the existing dwelling is lower than that of its southern neighbour dwelling and others along the street. There is a proposed increase in ridge height of approx. 2m. Although the ridge height of this dwelling could be increased, the scale of this proposal should be in keeping with its locality and as such, the drastic increase in height of approx. 2m exceeds that of its neighbour dwellings substantially and is unlikely to be accepted (see Section J of the Arun Design Guide). The re-roofing of the first floor may not be subservient to the host dwelling in terms of scale. The re-roofing of the full existing dwelling and proposed extensions are to feature grey Zinc finishes which are out of character with established building pattern and character and non compliant with Character Area 5 of the Rustington Village Design Statement.

The proposed cladding of the existing building and proposed extensions is to consist of brickwork. This brickwork is to be of materials that are in keeping with the existing dwelling and locality albeit of a different design, as such they are likely to be acceptable This is compliant with the Rustington Village Design Statement.

The proposal is to result in a large overall increase in scale of the dwelling and would be a significant alteration to the street scene. In terms of scale and form the proposed infill extensions and porch are acceptable and in keeping with the locality however, the proposed re-roofing is to be of an inharmonious pitch and consist of materials that are not found within the locality and would be an adverse disruption of the established building pattern.

The proposal is not considered compliant with policies D SP1, D DM1(1) & D DM4(e) of the Arun Local Plan, Policy 2 of the Rustington Neighbourhood Development Plan, The Rustington Village Design Statement or the Arun Design Guide due to inharmonious materials being proposed for the re-roofing and an excessive scale increase of the ridge height.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Matt

Surname

Massey

Declaration Date

27/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Maria Sevilano

Date

27/05/2022