

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

REF NO: R/116/22/HH

LOCATION: 41 Cove Road
Rustington
BN16 2QN

PROPOSAL: Erection of single storey side and rear extension including front porch extension and a raised ridge height to incorporate additional space at first floor.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to erect a single storey front/side/rear wrap around extension with the side component being approx. 3.2m in width, 8.8m in depth, and rear component being approx. 11.7m in width and 3.1m in depth. This wrap around extension would be approx. 3.5m in height. The application also seeks to erect a single storey front porch extension that is approx. 7.7m in width, 1.7m in depth and 3.2m in height and increase the ridge height of the roof by approx. 1.5m.

REPRESENTATIONS

Rustington Parish Council - No Objection.

1 No. support from nearby occupier:

- Respectful design, appropriate for modern family living.
- Property features perfect garden and location for family living, house does not provide sufficient accommodation for modern life.
- Improvement and evolution are key for the area.
- Fully support the proposal.

CONSULTATION RESPONSES RECEIVED:

None.

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)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

RDS Rustington Design statement by Rustington Parish Council

CONCLUSIONS**PRINCIPLE**

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 seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours, and the locality.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy ECC SP2 seeks to advocate energy efficient development provided it is compliant with other relevant Development Plan policies.

Rustington has a made neighbourhood plan (RNP) and policy 2 is of relevance and states that proposals should have regard to scale, density, massing, height, landscape design, layout, and materials which local architectural and historic character.

The RNP identifies this area as Character Area 5. The Rustington Village Design Statement states that many of the dwellings within this area have already been extended. It also claims that the use of brick and tile are common and that the use of tile roofing is an important part of the character of the area.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours.

DESIGN AND VISUAL AMENITY

This proposal features 3 No. main components. These are a single storey side/rear wrap around extension, a front porch extension and an increase in roof ridge height and roof design.

The front/side component of the front/side/rear wrap around extension is to be approx. 3.2m in width, 8.8m in depth, and the rear component is to be approx. 11.7m in width and 3.1m in depth. This wrap around extension would feature a shallow pitched roof and be approx. 3.5m in height with eaves at 2.8m. It would be sited to the North (side) elevation and wrap around the East (rear). The scale of the single storey front/side/rear wrap around extension, while large, is acceptable, making efficient use of the garage and rear extension footprint. Whilst this extension meets the North (side) site boundary, the existing built form already meets this boundary which is bordered by the neighbouring garage.

This component remains set back from the front of the dwelling by approx. 3.2m which is appropriate. The siting is acceptable despite not being separate from the North (side) site boundary by 1m as recommended by Section M of the Arun Design Guide. This component is to consist of new brickwork walls and a lead roof with multiple rooflights. Whilst a new material introduction to the dwelling, the lead roof is to the side and rear elevations and features a shallow pitch and acceptable design. As such, the views from the wider street scene will be limited and will not present a significantly adverse visual alteration to the street scene.

The front porch extension is to be approx. 7.7m in width, 1.7m in depth and 3.2m in height. It features a shallow pitch hipped roof design that is to feature smoked red tiling that is not out of character within the locality. Section M of the Arun Design Guide recommends a maximum depth of 1.5m for front porch extensions. However, given the staggered front building line of the street and subservient design, the scale and design of the porch are acceptable.

The roof design of the host dwelling is proposed to go from a gable ended design, with gables to the East (rear) and West (front) elevations, to a hipped design. The ridge height is also to increase by approx. 1.45m and features a similar pitch to those in the locality.

The dwelling is part of a pair of detached dwellings with differing orientations but similar designs (paired with No. 39). They are a pair that are of an irregular design within the East side of the street which is populated by many detached dwellings of a regular design that differs from these two. One of the significantly different design features of this outlier pair, is the gable ended roof design. The hipped roof design and increased ridge height would display a roof form more akin to its neighbouring dwellings except for its current pair (No. 39). The roof is to consist of smoked red tiling that matches the proposed front porch and is like that which is featured in the locality. The roof height increase would provide a high standard of amenity for the occupiers, in that it would provide additional accommodation at the first-floor level. This component is acceptable.

The brickwork, aluminium windows, doors, and lead roofing are acceptable in principle. To ensure they remain in character with the locality and or are of an acceptable visual amenity, a condition regarding the materials and finishes to be used has been attached to this application.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan. It is also compliant with relevant policy 2 of the RNP and the Rustington Village Design Statement.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the components are such that there would be no intersection of any 45- degree or 60- degree rear sightlines or light accessibility lines. The forward component of the wrap around extension, although meeting the North (side) site boundary, is separated from any forward amenity views at No.39 by the neighbouring garage. All components also remain set back from No.43 owed to the staggered building line.

Additionally, the raised ridge height and altered roof design, do not overshadow or overbear on neighbouring properties owed to the detached nature of the dwelling and separation from neighbours. As such, the proposal has no significant adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

There are to be multiple windows at first floor level to the side elevations and within the roof. All of which are to be obscure glazed and as such, do not give rise to any adverse impacts of overlooking on neighbouring properties.

All front elevation windows are to look out to the street and will not give rise to any adverse impacts of overlooking.

There are to be multiple new viewpoints to the rear elevation, 2 No. of these are new viewpoints at first floor level. The 2 No. new first floor rear viewpoints are in closer proximity to the side site boundaries than those which currently exist. However, due to the staggered building line, rear sightlines will be long views, these will provide no significantly adverse impacts by way of overlooking on any neighbouring properties.

By virtue of not being overbearing, overshadowing, or overlooking on any neighbouring properties, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also compliant with Section M of the Arun Design Guide.

SUSTAINABILITY

This proposal includes 7 No. solar panels on the roof, 3 No. to the front elevation and 4 No. to the South (side) elevation. Solar panels are not an uncommon feature within the street scene and will not have an adverse visual impact on wider street scene. They will provide the occupiers with access to a renewable low carbon energy source. These aid in creating an environmentally conscious design and are appropriate and supported.

The proposal is compliant with policy ECC SP2 & D DM1(1) of the Arun Local Plan.

SUMMARY

The proposal is compliant with relevant Development Plan policies and as such, it 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

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:
 - Proposed Block Plan P002 P1.
 - Proposed Elevations P010 P1.
 - Proposed Ground Floor Plan P007 P1.
 - Proposed First Floor Plan P008 P1.
 - Proposed Roof Plan P009 P1.
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 North and South windows at first floor level (denoted as obscured glazing on the plans) hereby approved, shall be of obscure glazing up to 1.8m and will be retained as such in perpetuity.

Reason: In the avoidance of doubt and to preserve neighbouring amenity in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.
- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, character, and appearance of the dwelling by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.
- 5 **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.