

Recommendation Report for Prior Notification for Householder Extension

REF NO: R/121/18/PDH

LOCATION: 4 Homefield Close
Rustington
BN16 3QB

PROPOSAL: Notification under extended permitted development rights for a proposed single storey flat roofed extension (to replace former conservatory) extending 5m from the original rear wall of the dwelling house, 3.6m high with an eaves height of 3m

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development was originally a notification under extended permitted development rights for a proposed single storey flat roofed extension (to replace former conservatory) extending 5m from the original rear wall of the dwelling house, 3.6m high with an eaves height of 3m. Resultant of objections, a recommendation report had to be written in order to ensure that there has been a full considerations of amenities.

RELEVANT SITE HISTORY**REPRESENTATIONS**

- 1 letter of objection -
- Concerns relating to boundaries and building materials/methods
 - Detrimental to views
 - Reduction of natural light

COMMENTS ON REPRESENTATIONS RECEIVED:

Arun District Council can only assess the impact of the development on the amenity of adjoining premises, matters concerning building methods or land ownership are not planning considerations.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun District Council Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun District Council Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

Due to its location, the proposed development is not visible from the street scene of Homefield Close and therefore does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area. The maximum height of the proposed development is 3.6m from ground level, with an eaves height of 3m from ground level. This is lower than the existing ridge height of the host dwelling. Therefore, the proposed development is considered to appear subservient, nor is it deemed to harm its established character.

Therefore, the proposed development is in accordance with D DM1(1) and D DM4(a) and (b) of the Arun Local Plan (2011-2031) and Policy 2 of the Rustington Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposals maximum height is 3.6m, which is set 2m away from the Eastern edge of the extension, there is not deemed to give rise to any significant adverse impact on neighbouring residential amenity. There is not considered to be a significant loss of privacy as whilst the proposal features windows on its Eastern elevation, any views are at a first floor level and would be impeded by the fencing that lies between the two properties. The main planning focus of the objection references loss of light to the rear garden of their dwelling. However, the proposed development is single storey and therefore is not considered to have a significant overshadowing impact upon adjacent occupiers.

The proposed extension is closer to the property to the west and would project a few metres beyond there extension. Due to the height and level of projection the impact on residential amenities of this property is acceptable.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun District Council Local Plan (2011-2031).

SUMMARY

The proposed 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

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

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the 'Application form' and the plan named as follows:

- Proposed extension - 4HC/01