

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

REF NO: R/121/21/HH

LOCATION: 47 Angmering Way
Rustington
BN16 3RA

PROPOSAL: Erection of single storey rear extension and loft conversion with 1 x rear dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This retrospective application seeks to construct a single storey rear extension and loft conversion with one rear dormer.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be white painted rough render and the roof will be pitched tiled roof and flat felted roof. The windows and doors will be white UPVC.

The extension will be at the rear and will be 6.68m to the northern boundary, 0.5m to the east and 1.55m to the western boundary.

At the side (west) elevation the dormer can be seen and has a height of 2.8m and length of 3.13m, there will be two rooflights here.

At the rear elevation the extension will have two windows and a door. The dormer has a height of 2.75m and length of 2.31m, there is one window here.

At the side (east) elevation the dormer can be seen and has a height of 2.7m and length of 3.12m, there are two rooflights here.

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 rear, and due to its location it will not be visible to the street scene or wider area and as a result will have no impacts to the street scene and wider area. 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.

RESIDENTIAL AMENITY

The single storey rear extension has significant boundaries ranging from 6.68m at the north to 0.5m at the east. Although the boundary at the east is small, the window on the ground floor will not result in overlooking to the neighbour and the rooflights will not cause any harmful impacts.

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 windows at the two side dormers will not result in a harmful impact to the neighbours at the side. Although the boundary is smaller, the rooflights will not result in significant harmful impacts which would be a justified reason for refusal.

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:

- Block plan
- Elevations 2021058/PL/1

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 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.