

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

REF NO: R/122/22/HH

LOCATION: Berrow
Milton Avenue
Rustington
BN16 2PP

PROPOSAL: Single storey side and rear extension and hip to gable loft conversion including the installation of 1 x rear dormer following the demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to extend the existing roof from a hip to gable, add a rear dormer, single storey rear extension, three roof lights in the front face of the roof and replacement garage.

REPRESENTATIONS

Rustington Parish Council - No Objection.

2 Letters from neighbours.

- Not completely against but concerned about loss of privacy from dormer window.
- Access / drive may be extended losing green space.
- Access to sewer drainage.
- Single storey extension and loft conversion will affect privacy and sunlight.
- Patio to Linsal will be in shade.
- Loss of value.
- Won't be a bungalow.
- Will change character, not in harmony.
- Could compromise structural integrity.
- Disturbance/ disruption from construction.
- Access path to neighbours will cause loss of privacy for applicant.

Noted.

The matters that are material considerations, amenity, appearance and loss of light are dealt with in detail in this report. Other matters e.g. loss of value are not planning considerations.

CONSULTATION RESPONSES RECEIVED:

Noted.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary (BUAB).

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)

[Rustington Neighbourhood Plan 2014 Policy 2](#)

Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

RDS	Rustington Design statement by Rustington Parish Council
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**SITE AND SURROUNDINGS**

Berrow is one of three terraced bungalows on the eastern side of Milton Avenue. The terrace runs north-south with east facing rear gardens and off-road parking in front of each house.

The bungalow has brick walls with a clay tile roof and is of a common single storey design with a hipped roof, a single storey garage and lean-to style extension lie to the southeast of the house. There is a small single storey section that extends out into the garden by 2.45m and across just under half of the rear elevation.

Linsal and Du Nord to the north have hard surface front drives. Linsal has a lean-to style back sunroom type structure on the boundary with Berrow and a small patio area to the north. The gardens are bounded by a mix of walls and fencing. The fencing between Berrow and Linsal is 1.4m wood panels and attached to the rear elevation is an eaves height brick wall that forms the outer wall of the single storey rear lean to.

The three bungalows have short rear gardens. Beyond Berrow to the east lies the garden of 11 The Street.

The small terrace of 3 bungalows is bordered by two storey semi-detached houses to the north, south and east, predominantly Milton Avenue is typified by two story houses in groups of four. No 1 Milton Avenue has a garage with flat roof first floor extension above next to Berrow. There is a narrow access lane between these dwellings.

The area around Milton Avenue is identified as lying within Character Area 6 in the RNP, characterised by 1950/60s, terraced and semi-detached houses of clay tile and brick.

PROPOSALS

The application seeks to extend the hipped roof by adding a gable end and extending the ridge line across the width of the property. No change to the ridge height or eaves height is proposed. Adding a box dormer along the eastern (rear) elevation and roof lights in the western plane (front) of the roof. A single storey rear extension to the east and a single garage to the south.

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

The Arun Design Guide (ADG) provides guidance that will help raise design standards across the District. It is a material consideration when determining applications. The ADG seeks to ensure that developments respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

Most pertinent to this application is Section M.01 which deals with extensions. The advice given is that roof extensions associated with loft conversions can play a valuable role in increasing the efficiency of a building's land use while ensuring appropriate amenity for occupants. They should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

Rustington has a made neighbourhood plan (RNP) Policy 2 is of relevance to householder extensions. Policy 2 looks to control general principles relating to alterations to existing buildings including massing, height, scale, materials and amenities of residents.

DESIGN AND VISUAL AMENITY

The ground floor rear extension is visually integrated with the dwelling, will not be seen from the street and will not compromise the spatial character of the area. Being single storey with a flat roof, patio doors are proposed to the rear and a lantern in the roof, its low roof height and modest depth ensure it will not prove detrimental to the amenities of neighbouring occupiers.

The replacement garage will sit 4.6m forward of the existing garage in line with the front face of the dwelling. It will not appear out of place in the street scene. Sufficient space remains on site for parking and turning of vehicles. A side pedestrian access 1.2m in width will be created south of the garage.

The hip to gable roof extension will not result in a detrimental change to the appearance of the bungalow. Given the existing character and appearance of the area it will not appear out of keeping. Although the shape of the roof will alter, the ridge height will not be increased, retaining the single storey appearance as a bungalow. The ADG does not contain guidance on hip to gable roof conversions. Whilst not subservient the continuation of the ridgeline is appropriate in this setting.

As the small terrace of bungalows is already at odds with the majority of the streetscene, the addition of the hip to gable extension and the garage will not appear out of place. The visual rhythm of the street changes on each side of the small terrace. The proposed garage will be in keeping with the streetscene.

The three rooflights are well spaced and will not look out of place in the streetscene.

The dormer is set in from both ends of the roof, sits below the roof ridge, it will be 3.31m in depth (across the roof) and the rear (east) wall will not extend out as far as the ground floor eastern wall. The dormer will have acceptable appearance with tile cladding.

The replacement garage brings development off the southern boundary of the site and will echo the garage at No.1 Milton Avenue to the south. The garage will not extend beyond the front face of the house and is in keeping with the character of the area.

There is off street parking already on site. The spatial character of the area will not be compromised with the proposed extensions. All elements of the proposals are modest and comparable in scale and design with other examples in the area.

Part M of the ADG advises that dormers should be made of sympathetic building materials, located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure.

Whilst the ADG favours small scale dormers with pitched roofs, the proposed dormer has a flat roof, in this location it is considered an appropriate design which will not appear out of keeping with the existing dwelling. It will not appear over dominant or out of proportion. The dormer will sit below the ridge line and will not extend to the gable.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and the relevant sections of Part M Arun Design Guide.

RESIDENTIAL AMENITY

The rear single storey extension will extend 2.55m into the garden according with the advice given in Part M of the ADG that in terraced houses, single-storey extensions should be no more than 3m from the rear elevation of the original dwelling and that two-storeys are not usually acceptable. The northern wall does not sit on the boundary. The depth of the rear extension is similar to the depth of the small section current housing the kitchen extending 3.4m across the rear at present.

The depth of the rear garden remains below design guidance recommended distances, but the removal of the garage and lean-to will enable a larger expanse of garden in the south and south-east corner of the plot, this is acceptable given the orientation and length of the neighbouring garden to the east.

The rear dormer does not extend to either edge of the proposed roof and will sit 0.7m below the ridge of the roof.

Whilst the dormer will introduce two-bedroom windows at first floor these will not present an unacceptable degree of overlooking or loss of privacy. The window head height is just under 5m. Given the urban nature of the site and by reason that other properties have bedrooms at first floor with rear facing windows, the views obtained over the rear of the property will not negatively impact neighbouring properties.

The windows will look out over the rear garden of the site and over the wall and garden serving 11 The Street. This garden is 45m in length, the southerly section housing fruit trees mature shrubs, a pond and vegetable garden. The views from the dormer into the neighbouring garden to the north (Linsal) will be from bedroom windows, limited and oblique.

The distance between the conservatory at 8 Walnut Avenue and the dormer will be 37m, the garden of

11 The Street sits between the two properties. Given the distance between the properties the dormer will not prove detrimental to amenities of 8 Walnut Avenue

The height and design of the dormer which will lie south of Linsal will not result in an unacceptable loss of light or overshadowing to the neighbouring property.

The patio at Linsal lies beyond the single storey rear lean-to, this lean-to has a poly-carbonate roof but will not suffer a significant loss of light particularly bearing in mind the height of the existing ridge on Berrow.

The ridge of the roof at Berrow will not be raised, the hip to gable will introduce more roof structure on the southern section of the roof but given the orientation and height of the proposals this will not result in unacceptable loss of light or over shadowing to properties to the north.

The distance between Berrow and 1 Milton Avenue ensure that the proposals will not give rise to a loss of amenity to the south, no windows are proposed in the southern elevation. The single storey garage is similar in scale and height to that it replaces which sits closer to 1 Milton Avenue.

By virtue of not being adversely overbearing, overshadowing and overlooking that the proposed extensions accord with policy D DM4 of the Arun Local Plan and Part M of the Arun Design Guide

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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.

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;

Existing and Proposed BERR/001 May 22
Existing and Proposed BERR/002 May 22

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.
- 3 The materials and finishes of the external brick work and roof of the works hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM 1 and DDM 4 of the Arun Local Plan.
- 4 **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.