

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

REF NO: R/130/21/HH

LOCATION: 12 Albert Road
Rustington
BN16 3JS

PROPOSAL: Erection of single storey rear extension and garage conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension and garage conversion. The materials will be different to those used on the dwelling. The walls will be render and natural timber and the roof will be EPDM and green roof. The windows will be aluminium to the rear and UPVC to the front. The doors will be aluminium. At the side (north-west) elevation the extension has a height of 3.54m and length of 3.66m. At the rear the height is 3.32m and length of 9.24m, there is a window and doors at this elevation. The privacy screen at the rear elevation has a total height of 2.52m and 1.76m above the decking. At the front, the garage door is replaced by a window for the conversion of a garage to an office.
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REPRESENTATIONS

No objection from Parish Council.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

[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 predominately to the rear for the extension however, the garage conversion will see the replacement of the garage door to a window, therefore this will mean the proposal will be visible to the street scene.

Although the proposed materials are not similar to the existing, they are all of good design. Therefore, this would not be a justified reason for refusal.

The proposal does not result in an adverse appearance on the street scene, and will not 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 proposal has a significant boundary to the north of 16.22m and 5.92m to the south, although there is no significant boundary to the side, there are no openings that will result in any overlooking to these neighbours, as well as the single storey nature of this extension resulting in no overbearing impacts.

There are windows and doors located at the rear elevation on the dwelling, however due to the significant boundary of 16.22m and single storey nature of this proposal it will not result in any overlooking or overbearing impacts.

At the front elevation the garage will be converted to an office and the garage door will be replaced with a window. This will not result in any overlooking impacts at the front elevation due to the boundary. There

is an existing ground floor window at the front elevation which has similar to views to what the proposed window will have.

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 relevant 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:

- Location and block plan 2035-JNF-XX-DR-A-100-P2
- Proposed elevations 2035-JNF-XX-ZZ-DR-A-243-P3

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 Prior to the development reaching the damp proof course level, full details of the privacy screening on the rear elevation, including the materials to be used, shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and retained in perpetuity.

Reason: For the avoidance of doubt and in the interests of design and visual amenity in accordance with policy D DM1 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.