

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

REF NO: R/15/22/HH

LOCATION: 9 Meadway
Rustington
BN16 2DD

PROPOSAL: Erection of single storey side and rear extensions, hip to gable roof extension including the installation of 3 x dormers and alterations to existing dormers.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks two small extensions, one to the rear elevation (east) and the other to the side (north) and it seeks two new dormer windows to the rear elevation and the insertion on an additional dormer to the front of the property. This application also proposes the creation of two barn-end gables to the north and south elevations.

RELEVANT SITE HISTORY

R/264/21/HH Single storey rear extensions.

ApproveConditionally
13-12-21**REPRESENTATIONS**

Rustington PC - No objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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 generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

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

DESIGN AND VISUAL AMENITY

Meadway consists of various chalet style bungalows of differing designs mostly with hipped roof configurations. No 9 is a medium sized property on a good-sized plot which currently has a fully hipped roof with flat roof dormers to the front and rear. This application seeks to bring the north and south roof planes up to become barn-ends and increase the numbers of dormers to the front and rear elevations. It also proposes two small extensions to the side and rear of the property. The proposed infill side extension measures 2.7m by 2.45m and the rear extension measures 4.75m by 2.5m.

The alterations to the roof and front dormer window will be visible from the street and will therefore have an impact on its character. Given the varying styles of bungalow and roof forms present within the street the proposed works comply with Policy D DM1 and D DM4 in that the proposed works will not adversely affect the character of the area nor will they compromise the spatial character of the area, in that the scale, massing and design of the proposed works are reflective of other properties the street.

It is proposed to construct the extensions and roof additions using materials which match the host dwelling and to a scale respectful to the host dwelling, as such, it is thought that the proposed works are afforded good visual integration in accordance with Policy 2 of the Rustington Neighbourhood Plan. As dormers are already a feature of the dwelling, the inclusion of another to the front elevation and two to the rear elevation, to a size equal or smaller than the existing will be subservient to the existing dwelling. Under design guidance conversion of loft space is seen as an effective use of the site, in this instance even as the roof is partially converted, the proposed increase in scale of the loft conversion will provide a higher standard of amenity for the occupants.

In terms of good design and visual amenity, the proposed works to reconfigure the roof and two small extensions are deemed to comply with policies D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Policy 2 of the Rustington Neighbourhood Plan.

RESIDENTIAL AMENITY.

The proposed extensions, one an infill to the side and rear and the other to the rear will maintain good separation gaps equal to those already found on site, between the neighbours to the north and south. A rear garden length exceeding Design Guidance recommendations will be retained.

When considering the 60-degree rule for rear extensions, the proposed works comply. The works to the roof will be confined within the existing extent of the footprint of the building. Given the building orientation and by reason that there is an attached garage to the north of the host dwelling, the increase in roof structure will not overbear nor overshadow either of the properties to the north or south.

In terms of overlooking new proposed fenestration will face towards the road (west) or towards the rear private amenity space, as such no new view points will be obtained from the proposed works and no loss of privacy is foreseen.

In terms of not being overbearing, overshadowing or overlooking the proposal complied with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the 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;

- Location Plan and Block Plan 213086/07
- Proposed Floor Plans 213086/04
- Proposed Elevations 213086/06

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.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.