

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

REF NO: R/162/19/HH

LOCATION: 32 Tennyson Avenue
Rustington
BN16 2PH

PROPOSAL: Loft room and side dormer for stair access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

R/148/13/	Site dimensions for the eaves and roof height (resubmission following R/68/13/)	ApproveConditionally 02-08-13
R/68/13/	Side and rear extension	ApproveConditionally 17-05-13

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Rustington Parish Council

No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the 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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The proposal seeks to create a loft room with a dormer to allow for stair access. The proposed dormer will be visible from the street scene due to the location on the side of the bungalow.

The proposal is considered well integrated with the development retained with the existing footprint. The dormer are also set back slightly from the side elevation and as such are not considered to appear unduly dominant upon the street frontage.

Both neighbouring properties are of a large scale than the host dwelling which is a chalet bungalow and therefore the alteration is not considered to result in the dwelling appearing out of character with the surrounding properties which are of a varied style and design with multiple dormers within the locality.

The proposal is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal extends the side roofline by approximately 2.4m to the north. The proposal is retained within the same footprint of the host dwelling and as a result of the siting of the dwelling with sufficient separation and the neighbouring properties being of a larger scale, the dormer is not considered to have any significant overbearing or overshadowing impacts upon neighbouring occupiers.

There will be one dormer created to situate a stairwell to a loft room. It will sit on the southern slope of the roof, around 3.85m behind the western (front) elevation. The dormer will be 2.1m in width, 2.5m in height and 3.4m in depth. Whilst there are 2 windows to the side elevation of No.34 the windows on the dormer are deemed to cause overlooking and due to their purpose (bathroom windows) they have been conditioned. The proposed is to serve a stair case and the siting of the dormer is not considered to adversely harm neighbouring amenity.

As a result of the design and siting of the development, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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 plan TAR2019.002

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 The window at or above first floor level in the Northern elevation of the building shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/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.