

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

REF NO: R/164/21/HH

LOCATION: 51 Broadmark Lane
Rustington
BN16 2HH

PROPOSAL: Erection of a side extension, new garden shed and home office in front garden

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a side extension, new garden shed and home office at 51 Broadmark Lane.

The materials used to construct this proposal are similar to those used on the host dwelling. The walls of the side extension will be render and the garden shed and home office will be cladding. The roof of the proposals will be plan roof tile with high performance felt/composite GRP to the extension, shed and home office. The windows and doors will be white PVCU and double glazed.

The side extension will be 12.08m to the east and 20.3m to the west. The home office will be 39.41m to the east, 1.13m to the west and 0.96m to the south. The shed will be 1m to the west and 0.7m to the northern boundary.

The home office has a length of 3.79m and height of 2.4m at the front and rear elevation, there are doors at the rear which look to the dwelling. At the side elevations the length is 2.36m and height is 2.34m, there is one door at the north elevation.

The garden shed has a length of 2.91m and height of 2.00m at the front and rear elevation, there are two windows here. At the side elevations the length is 1.76m and height is 2.05m.

The side extension at the front elevation has a height of 1.77m and length of 1.44m. At the side (north) elevation the length is 5.36m and height is 1.82m. At the rear elevation the length is 1.57m and height is 1.87m, there is one door and one window here.

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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and side of the dwelling. The garden shed and home office will be to the front of the property and the extension will be at the side. Therefore, all the proposals will be visible to the street scene at Broadmark Lane.

Given the limited height of the extension and both the office and shed and that the majority of the proposed materials are similar to those used on the host dwelling the impact on the street scene will be limited and acceptable. There will be cladding on the garden shed and home office, however this is of good design and not 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 proposals has a significant boundaries. The boundaries of all proposals of this application varies from 39.41m at the east elevation for the side extension to 0.7m to the north for the garden shed. Although this boundary is smaller than other sections of the proposal, the 0.7m boundary is up to the gates which are for 51 Broadmark Lane, therefore not causing any harm.

In terms of the openings on this proposal the home office has doors at the side (north) and rear elevation, this will not result in any overlooking or overbearing impacts due to the single storey nature and the fact that the door will face the proposed garden shed. The shed has two small windows at the rear elevation, again these will not cause any harmful impacts.

The side extension has a window and door at the rear elevation, there are windows in a similar position on the host dwelling so the addition of these will be well integrated. The single storey nature and boundary of 12.08m will not cause any harmful overlooking or overbearing impacts to any neighbouring properties.

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:
 - Block and roof plan
 - Proposed elevations 04A
 - Proposed office and shed 05

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 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 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.