

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

REF NO: R/16/21/HH

LOCATION: 11 Frobisher Way
Rustington
BN16 2BA

PROPOSAL: Single storey rear extension, loft conversion with hip to gable roof extension, rear dormer & front dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension, loft conversion with hip to gable roof, rear dormer and front dormer. The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be constructed from face brickwork and the dormer walls will be made from hanging tiles. The roof will be constructed from tiles and the windows will be white casement. The single storey extension will sit at the rear of the property and will have a height of 3.41m and length of 10.95m, there will be various windows and doors on this extension. The front dormer will have a height of 2.11m and length of 2.56m, a window will be constructed on this dormer measuring 0.94m in height with a length of 1.12m. The rear dormer will measure 2.16m in height and length of 9.94m, with three windows on the rear dormer.
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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)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS**PRINCIPLE**

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 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.

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.

DESIGN AND VISUAL AMENITY

The proposed development will be situated at the front and rear of the property and will be visible to the street scene of Frobisher Way and the wider area, therefore meaning that it will have an impact on the character and appearance of the area.

The single storey rear extension has a maximum height of 3.41m and length of 6.35m which brings the total projection height to 5.92m and length to 12.27m. Due to the materials used being similar to the host dwelling the extension is considered to appear subservient to, and well integrated with the host dwelling.

The hip to gable roof results in the roof length being extended by 3.33m, which will be visible to the street scene. There are many example of a hip to gable roof in the local area and the design and use of similar materials will result in it being well integrated into the host dwelling.

The dormer at the front elevation of the property is uncommon in this residential area and will be the first in the locality. The height of the dormer will be 2.11m and a length of 2.56m, the dormer will be 0.22m below the host dwelling roof height. A window will also be constructed at the front dormer which will look out onto the street, the window allows the front dormer to have an integrated effect and addition to the property. Although this front dormer is uncommon, due to its good design and the appropriate use of materials which will match the host dwelling it is an acceptable addition.

The dormer at the rear of the property has a height of 2.16m and length of 9.94m, the dormer sits 0.26m below the roof height of the host dwelling. The rear dormer will sit above the proposed rear extension and will have three separate windows which look out onto the rear of the property. The good design of this dormer and materials which match the host dwelling show that this proposal is subservient to the

host dwelling and well integrated.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or 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 single storey rear extension has a significant boundary to the east of 38.97m which leads to the rear of Pigeonhouse Lane, therefore providing no harmful effects to the neighbouring properties. Due to the single storey nature of this extension there are no openings that will provide any harmful overlooking impacts onto neighbouring properties.

The front dormer has a boundary of 9.45m to the western boundary which leads to Frobisher Way, the window at the front dormer looks out to street scene. The front dormer is directly above the window on the ground floor of the front elevation, although the dormer is directly above an existing window the view will be considerably different from ground floor to first floor, however due to the significant boundary and the fact that activity on the street scene is not private, compared to if the window was overlooking a private amenity space, the proposed views will not cause harmful overbearing impacts.

The rear dormer has a boundary of 43.98m to the east which is significant to provide no harmful effects of openings onto neighbouring properties. At the rear dormer there are three windows which look out to the rear of the property, although these windows are of first floor nature to the bungalow which provide additional views, the addition of these windows is not a justified reason for refusal. This rear dormer could be constructed under permitted development rights and would therefore not require approval of the local planning authority.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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:
- Proposed plans 1284.02.a

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 **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.