

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

REF NO: R/16/26/HH

LOCATION: Warren Lodge
The Roundway
Rustington
BN16 2BW

PROPOSAL: Proposed rear extension, alterations to front porch, internal and external repairs, alterations to fenestration, and addition of a dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Rustington Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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

DESIGN AND VISUAL AMENITY

The site includes a detached dwelling with side and rear gardens, set at the junction between The Roundway and Sea Avenue. The proposal is for the construction of a single storey rear extension, alterations to the front porch and fenestration and a new side dormer.

The proposed dormer would replace two smaller dormers within the eastern flank roof slope. It would be 2.8m in width with a pitched roof to match the roof form of the host dwelling. Side and front dormers are common in the locality; the larger dormer would be in-keeping with nearby dwellings and would reflect the character and appearance of the host dwelling. Moreover, it would be a subservient addition within the eastern flank roof slope and would not result in harm to visual amenity.

The rear extension would extend 4.5m from the rear elevation, have a height of 4m with a crown roof form. The proposal would incorporate two roof lights within the flat roof section, replacing the two, albeit smaller rooflights currently in situ. The proposal exceeds the guidance depth for rear extensions set out in the Arun Design Guide (ADG); it would, however, be compliant with recommended rear garden depth described in the Arun Design Guide. The extension, once built, would create a stepped rear elevation and would be a subservient addition to the host dwelling. Whilst the depth of the extension would exceed the ADG guidance, given the depth of garden retained, the existing site circumstances and that the extension would appear proportionate and subservient to the host dwelling, the rear extension would not result in any harm to visual amenity.

There are currently two chimneys on the southern roof slope; it is proposed to remove one chimney on the rear elevation. Whilst it is regrettable to lose a chimney, which contributes to the character of the dwelling, the chimney to be retained (and repaired) would be viewable from the street scene and would continue to contribute positively to the character of the area.

On the front elevation, the porch would be extended to the east, allowing the door to be relocated on the front elevation. Due to the design and location of the porch, the door would be read as secondary to the main access and would not result in harm to visual amenity.

One window is proposed to be blocked up on each of the east, north and south elevations at first floor level. Minor amendments are proposed to the size and location of windows on the north and south elevations. The amendments to fenestrations would have a negligible impact on design and visual amenity. The extension, dormer and fenestrations will be constructed from materials that would match the existing dwelling.

The proposal is in accordance with Arun Local Plan policies D DM1, D DM4 and the Arun Design Guide in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension would be set in 4m from the western site boundary with Kimberley, The Roundway. Given the spacing maintained between the extension and this neighbour, and the single storey nature of the extension, the rear extension would not result in harm to neighbouring amenity by way of overbearing or overshadowing. Further to this, given the extension is single storey, there would not be any views introduced by the proposal that could not be achieved from the rear garden or existing fenestration. As such, the proposed rear extension would not result in any harm to neighbouring amenity by way of overlooking.

The side dormer would replace two existing, smaller dormers, offering similar oblique views of the frontage of Kimberley, The Roundway. The dormer would be set well within the footprint of the host dwelling. Given the siting of the dormer and the relationship between the dormer and the neighbour to the east, the dormer would not overlook the private rear amenity space of this neighbour. Furthermore, the dormer would replace two existing dormers and the outlook from the proposed dormer would be similar to the views already achievable via the existing dormers. The dormer would not result in harm to neighbouring amenity by way of overbearing, overshadowing or overlooking.

The amended fenestration and porch would not have any impact on neighbouring amenity, given the scale and location of the proposed alterations.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The development is in accordance 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

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.

CIL DETAILS

This application is not CIL liable.

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 250072/ 05
- Proposed Ground Floor Plan 250072/06
- Proposed First Floor Plan 250072/ 07
- Proposed Roof Plan 250072/ 08
- Proposed Elevations 250072/09

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.