

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

REF NO: R/181/21/HH

LOCATION: 12 Old Manor Road
Rustington
BN16 3QU

PROPOSAL: Erection of single storey side/rear extension, hip to gable roof extension including external alterations, following the demolition of existing rear extension and conservatory and part demolition of detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey side/rear extension, hip to gable roof extension including external alterations, following the demolition of existing rear extension and conservatory and part demolition of detached garage.

The materials used to construct this extension are similar to those used on the host dwelling. The walls will be white stucco render finish to front and north side elevation walls and rear garage walls. There will be new white stucco rendered extension walls. The roof will re-use the existing tiles to match. The windows will be aluminium casement. The doors will be new timber part glazed front entrance door and timber garage door to front new aluminium sliding doors to the rear.

The extension will be 12.86m to the western boundary.

At the front elevation there will be external alterations to this side of the dwelling, there will also be the removal of the existing chimneys. At the rear elevation the rear extension has a length of 7.75m and height of 2.91m. There are doors here and a window on the first floor to replace the existing window. At the side (north) elevation there will be two windows added to the first floor of the host dwelling. The side extension here has a height of 2.92m and length of 6.7m, there will be windows and doors here. At the side (south) elevation there will be two windows added to the host dwelling. The side extension has a length of 6.68m and height of 3.2m.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

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.

Furth 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, and due to its location it will be visible to the street scene or wider area and as a result will have an impact to the street scene and wider area. However, due to the use of similar materials used to match the host dwelling, there will be a limited harmful impact and the development will be well integrated with the local area. It is also noted that the area has examples of other hip to gable extensions.

The proposal does not 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 proposal has significant boundaries ranging from 12.86m at the west to 0.54m at the southern boundary. Its notes that the boundary at the south is smaller, the two windows located at first floor level will result in an overlooking impact, however this can be overcome with a condition to obscure glaze and fix them shut. As a result, this will lead to no overlooking or overbearing impacts to the neighbour at the side.

The windows at the rear and side (north) elevation will not result in any overlooking or overbearing impacts due to the significant boundaries, this will therefore result in no overlooking or overbearing impacts. There will be no harmful residential impact to the windows at the rear due to the property backing onto a school recreation ground, therefore there will be no residential harm caused.

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.

PARKING

The existing detached garage to the rear is being replaced with a new internal garage to the front elevation meaning existing parking down the side of the property is being replaced with internal garage parking whilst still retaining existing driveway parking to the front garden.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following 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:
 - Proposed site plan PL08 A
 - Proposed south elevation PL17 A
 - All Plans

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 two windows on the side (south) elevation of the first floor of the host dwelling must be completely obscurely glazed and fixed shut up to 1.7 m from finished ground floor level. The windows are to remain as such in perpetuity in order to protect the amenities of 14 Old Manor Road to the south.

Reason: For the avoidance of doubt and in the interests of neighbouring residential amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 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.

- 5 **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.