

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

REF NO: R/182/20/HH

LOCATION: 31 Hawke Close
Rustington
BN16 2AT

PROPOSAL: Single storey extension to side of dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION 4.5m by 5.7m single storey side extension to bungalow.

REPRESENTATIONS

Rustington Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
None

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

RDS	Rustington Design statement by Rustington Parish Council
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CONCLUSIONS

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally Rustington has both an adopted Neighbourhood Development plan and a Village Design Guide. Policy 2 of the Neighbourhood Development plan is relevant to this application. The application site is located within Area 5 of the Design Guide.

DESIGN AND VISUAL AMENITY

The application seeks permission for a modest side extension with dual pitched roof to the Northern Elevation of the host building. With eaves to match existing and a ridge height lower than that of host dwelling; the proposal appears subservient to original dwelling. It is proposed that the materials will be of a similar appearance to the existing dwelling and as such will appear well integrated. With the acute viewing angle from the top of the hammerhead of the close, it is expected that only a glimpse of the extension will be visible in the street scene and will therefore not have any great impact to it.

With regards to the siting, scale and design, the proposal is not deemed to adversely impact the spatial character of the local area, many of the neighbouring properties already having various extensions, nor does it have an overbearing effect on the property to the North East in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is proposed to extend 4.5m North in line with the rear elevation and is approximately 5.7m in depth (not the full depth of the existing dwelling), with an overall ridge height of 4.8m. At its closest point, there will be a 2.6m gap from the boundary with No. 32 extending to almost 8m at its furthest point.

There is one new window proposed, to an existing wall on the Northern Elevation facing No. 32; however this will serve a bathroom and be obscure glazed. No further views, other than those that can already be achieved are expected; with all proposed fenestration serving the extension either facing towards the properties front or back gardens. Therefore, no demonstrable harm from over looking will be caused to neighbouring amenity.

There have been no objections from the neighbours and with no representation received, the development is considered acceptable.

The development is not considered to result in adverse harm upon neighbouring occupiers 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 plans;

-20/2096-1A Proposed

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DSP1, DDM1 and DDM4 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 DSP1, DDM1 and DDM4 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.