

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

REF NO: R/18/22/HH

LOCATION: 7 Evelyn Avenue
Rustington
BN16 2EJ

PROPOSAL: Erection of single storey side extension, single storey rear extension and alterations to garage roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension and a single storey side extension. The rear extension is to project approx. 4m off the rear elevation with a width of approx. 4.71m and height of approx. 2.9m. The single storey side extension is to be approx. 5.74m in depth and approx. 2.3m in width with a peak height of approx. 3.1m.
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REPRESENTATIONS

Rustington Parish Council - No Objection.

1 representation from nearby occupier - Object:
- Overshadowing.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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)

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 & D DM4 of the Arun Local Plan, Policies 1 and 2 of the Littlehampton Neighbourhood Plan and Section M of the Arun Design Guide.

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.

Arun has adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. Section M presents the 60 and 45 degree rules. These rules refer to the 60 and 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of and loss of sunlight.

Rustington has a made neighbourhood plan (RNP) and policy 2 is of relevance and states that proposals should have regard scale, density, massing, height, landscape design, layout and materials which reflect local architectural and historic character.

The RNP identifies this proposal to be within Character Area 6, the Rustington Village Design Statement states this area is characterised predominantly by materials such as brick, painted brick, clay tiles and uPVC windows. The materials proposed for use in this development are harmonious with the existing dwelling and compliant with Character Area 6 of the Rustington Village Design Statement.

DESIGN AND VISUAL AMENITY

The proposed rear extension is to extend 4m off of and 4.711m across the rear elevation. at a height of approx. 2.9m. The scale of the proposed rear extension is moderate relative to that of the existing dwelling. This rear extension features a flat top with pitched eaves. The materials used in the construction of the rear extension are also to match those found on the existing dwelling. The moderate scale, matching materials and pitched eaves result in a design that is sympathetic, visually integrated and subservient to the host dwelling. This component is not visible from the street and as such, has no visual impact on the street scene.

The proposed side extension is to be 5.74m in depth and 2.3m in width with a peak height of approx. 3.1m. It is positioned 0.1m from the southern site boundary and is met by a similar side extension on the southern neighbour property (No. 5 Evelyn avenue). The roof features a flat top at a height of approx. 2.7m and 1 No. rooflight that extends to approx. 3.1m in height. This side extension backs off of the existing garage and is in essence, an infill extension of minor scale relative to the host dwelling. The materials proposed are to match those found on the existing dwelling. This component is visually integrated, subservient and sympathetic to the host dwelling. Though the majority of this extension would not be visible from the front, the rooflight rises approx. 0.2m higher than that of the proposed garage roof alterations and as such, would have a very minor visual impact on the street scene. This impact is minor

and acceptable.

There are also to be alterations to the existing garage roof. Converting the existing shallow pitch roof design to a flat top roof at approx. 2.9m in height. This component is a minor alteration and considered acceptable as it would be matching to the design of the proposed side extension that backs off of the garage. The materials proposed are to match those found on the existing dwelling. A minor increase of height would result from these alterations that would be visible from the front of the dwelling. This minor alteration would have very minimal visual impacts on the street scene and as such, is considered acceptable.

The host dwelling is in keeping with the character of the local area. As the proposal is to integrate sympathetically with the host dwelling, it is also in keeping with the locality.

The proposal is considered to be compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and policy 2 of the RNP.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension component in this proposal is single storey in nature and is to project 4m off of the rear elevation. Section M of the Arun Design guide illustrates the 45 and 60 degree rules when concerning impacts of overbearing and overshadowing on neighbouring amenity. This component does not intersect the 60 or the 45 degree sightlines from the rear viewpoints of neighbour dwellings No. 5 or 9 Evelyn Avenue. As such, this component is not considered to have any adverse impacts by way of overbearing or overshadowing on neighbouring amenity.

The side extension component is met by a similar side extension at the southern site boundary and obscured by the host dwelling when viewed from the northern elevation. It does not exceed the depth of the existing rear elevation of the host dwelling or No.5 Evelyn Avenue and as such, has no adverse impacts by way of overbearing or overshadowing on No. 5 or 9 Evelyn Avenue.

There is no adverse impacts by way of overbearing or overshadowing on neighbouring amenity caused by the proposed alterations to the existing garage roof.

The proposal includes the installation of multiple rear glass windows and doors across the rear and side extension. These lookout to the rear of the garden and give no rise to adverse impacts by way of overlooking. The rear extension also includes rear glass windows to the southern elevation. These face the southern site boundary which features an approx. 1.7m high fence. These windows are also separated from the southern site boundary boundary by approx. 6.5m and are at ground level. As such, these give no rise to adverse impacts by way of overlooking.

The proposal is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is in compliance with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and Policy 2 of the Rustington Neighbourhood Development Plan. As such, it is recommended for approval subject to the following conditions and informative.

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.

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:

- Plans and elevations as proposed 2917/01/02
- Floor Plan 2917/01/03

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