

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

REF NO: R/191/21/HH

LOCATION: Hobbs Farmhouse
36 Sea Lane
Rustington
BN16 2RE

PROPOSAL: Erection of single storey rear extension to create orangery and creation of en suite on first floor following the demolition of existing outhouse. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Rustington Parish Council provided no objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal will not cause harm to the heritage asset. Much of the materials to be removed to make way for the new extension will be reused to match the appearance of the dwelling.

POLICY CONTEXT

Built up area boundary
Grade II Listed Building.

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Rustington has a made Neighbourhood Plan with policy 2 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property fronts sea lane and is accessed via Farm Way. The outbuilding fronts Farm Way and the addition will be visible from the street scene to the west of the property.

The extension will replace an outbuilding. There is currently a flint wall which joins with the outbuilding. The wall will be partially removed to allow vehicular access and the outbuilding will be removed and replaced with an extension which joins with the host dwelling. The extension has a depth of 7.2m and will add bulk to the property. This does however retain 5.3m to the front of the property and is well integrated and therefore does not appear unduly dominant.

Materials will be reused from the outbuilding which is to be removed, with reclaimed clay roof tiles. The reuse of materials ensures it appears well integrated with the host dwelling and appropriate in design which features brick quoin detailing.

The surrounding area features properties which are newer in appearance and the addition does not result in the property appearing out of character with the area.

Section M of the Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance'. The extension complies with this, using existing materials where possible to ensure it complements the existing appearance of the property.

The proposal is not considered to result in harm upon the street scene or wider and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The roof will be relatively high at 4.75m and meets with the eaves of the host dwelling. This has a width of approximately 6m.

Approximately 1.5m is retained to the northern boundary which features a fence, with an area for parking behind. Around 9m is retained from the side elevation of the extension to the side of the neighbouring dwelling. As such, due to the siting and separation, the extension does not result in adverse overbearing or overshadowing upon amenity.

The gable end of the roof will feature glazing along with bifold doors and glazing units to the southern and west elevation. Views will be available over the garden of the dwelling and street scene at Farm Way. The proposal is not considered to result in views upon neighbouring properties and will not give rise to adverse overlooking.

Due to the siting of the extension, it is not deemed to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

HERTIAGE ASSETS

Th property is Grade II Listed and therefore the significance of the development upon the heritage asset should be considered.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The asset is of architectural and historic significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset.

There is a small outbuilding to be removed. It is of small scale and no great significance. The proposed extension is larger than the removed structure although incorporates positive elements and materials to match that of the host dwelling. Existing materials will be reused which represents a sustainable use of traditional materials.

The creation of the ensuite is acceptable and fully reversible, appearing not to require external plumbing which is a positive.

Due to the modest scale of the extension and the reuse of materials from the existing structure and that which match the listed building, the proposal will not cause harm to the significance of the heritage asset and accords with the NPPF and HER DM1 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
 - Location and Block Plan - 20/4786/0
 - Proposed Floor Plan - 20/4786/3
 - Proposed Elevations - 20/4786/4
 - Design, Access, Heritage Statement
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.