

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

REF NO: R/196/21/HH

LOCATION: 23 Broadmark Avenue
Rustington
BN16 2HQ

PROPOSAL: Single storey rear extension, alterations to existing first floor dormer windows.
Changes to external roof and dormer materials.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension. There will also be alterations to the dormer windows and materials.

REPRESENTATIONS

Rustington Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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

Rustington have a made neighbourhood plan with policy 2 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks an extension to the rear of the property and this will not be visible from the street scene.

There is a small addition that will be removed and replaced with a larger extension. The extension is modest in size and appears subservient to the host dwelling. It will have a flat hip roof.

Section M of the Design Guide refers to householder extensions and seeks to raise design in the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

To the principal elevation there is an existing dormer and the design of the windows will alter, along with the external materials. The dormer currently features white cladding, with red/brown roof tiles. This will alter to use grey concrete tiles to the dormer and roof. These materials are considered acceptable with the area is mixed in design and appearance.

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

RESIDENTIAL AMENITY

The extension will have a depth of 4m, with an eaves height of 2.2m and a total height of 3.3m. This retains 6.4m to the western side and 1.6m to the eastern boundary. There is a conservatory located to the eastern side, extending to a similar depth however with sufficient separation and boundary treatment, the proposal is not considered to result in adverse overbearing or overshadowing. The extension also likely falls under permitted development. This will feature a set of doors to the rear and a window to the west, which will have views over the garden of the host dwelling.

The alterations to the dormers, do not result in the addition of any windows but an alteration of the design of the existing windows and materials and as such it will not result in harm upon amenity.

The proposed development due to the modest size and design is not considered to result in harm upon amenity and accord with D DM1 and D DM4 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
- Proposed Block, Elevation and Floor Plan - 1311.02.a

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.