

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

REF NO: R/198/19/HH

LOCATION: 5 Grafton Close
Rustington
BN16 3QY

PROPOSAL: Proposed single storey rear extension including removal of garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

PAA/74/19/ Proposed extension.

Approve Pre App
06-08-19**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Rustington Parish Council

Parish Council:

My Council has noted the above application and wishes to raise no objection to it.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within the 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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**Principle**

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by an end terrace property with front and back gardens surrounded by houses of similar appearance.

Policy

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 3 of the Rustington Neighbourhood Development Plan outlines any alterations should be in keeping with these original features and should be in keeping with the immediate environment.

Site history

No relevant site history.

DESIGN AND VISUAL AMENITY

As a result of the siting of the host dwelling, the proposed extension will not be prominently visible from the street scene of Manor Way. Open views will only be available from Grafton Close. It is appreciated that there will be some impact on the appearance of the Close however it is not considered to be significant or widely so to represent a reason for refusal.

The development falls in an area of mixed design with lots of bungalows that have had rear, side and front extensions. As such the argument that the proposal is not in keeping with the area is not substantial as the area has no set design.

Additionally, the proposed development is considered to be an acceptable addition to the host dwelling. This is because it is single storey with a similar pitched roof design and uses matching materials. Therefore, the proposed development is considered to be well integrated with the host dwelling.

Therefore, the application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan, and Policy 2 of the Rustington Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any unacceptable overshadowing or overbearing impact on neighbouring dwellings. This is as a result of the design of the extension where potential overshadowing and overbearing on the neighbouring property 12 Manor Way is mitigated through the use of the pitch roof that slopes away from the boundary together with a set back from the boundary. This allows the proposal to conform with the relevant policies and not have an unduly dominant impact on neighbouring properties.

Additionally, whilst the proposed extension features openings, these are mainly at ground floor level, and therefore do not provide any views that are not available from the garden as existing. The only exceptions to this are the proposed roof lights, however these also provide no overlooking of neighbouring properties. Additionally, there is intervening fencing that screen these views.

Therefore, the application is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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 Plan
 - Block Plan
 - Proposed Access - 118.PG2
 - General Arrangement - 118.PG1

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.