

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

REF NO: R/200/20/HH

LOCATION: 1 Staffords Close
Rustington
BN16 3PH

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct an single storey rear extension. The extension will be located to the side of the property and be 3.48m in length with a maximum height of 2.71m. The single storey side extension will approximately be 8.95m to the southern boundary, 8.39m to the western boundary and 4.30m to the northern boundary. There will be three windows at the front elevation each measuring 1.16m in height and a width of 0.56m. At the rear elevation of the single storey side extension a door will be constructed with a proposed height of 2.02m and width of 0.93m.

The materials used to construct this single storey side extension will vary, they will be similar to the host dwelling itself. The roof will be constructed with tiles to match the existing dwelling so it is integrated to the bungalow. The windows and doors will match the dwelling with double glazing.

RELEVANT SITE HISTORY

R/36/20/HH	Single storey rear extension.	ApproveConditionally 15-04-20
R/235/13/CLP	Application for Certificate of Lawfulness for a proposed use - single storey rear extension	PP Not Required 27-03-14

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally policy 2 of the Rustington Neighbourhood Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

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.

Policy 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the side of the property and will be visible to from the street scene and the wider area and although it will have an impact on the character and appearance of the area this is not a justified reason for refusal.

The development has a maximum height 2.71m, which meets the front elevation of the host dwelling. Furthermore, it matches existing roof profile/tiles of said host dwelling and utilises a palette of materials similar to the host dwelling. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey side extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary. The extension is situated 4.3m to the north, 8.39m to the west and 8.95m to the southern boundary. As a result this means it will have minimal impacts by way of overshadowing/overbearing effects on this neighbour.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties.

As such, the proposed development 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 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:

 - Block plan S01
 - Proposed ground floor plan CT/SC/PL003
 - Proposed elevations CT/SC/PL004
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 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 D DM4 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.