

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

REF NO: R/200/21/HH

LOCATION: Gunters Mead
The Roundway
Rustington
BN16 2BW

PROPOSAL: Remove flat roof from garage. Form double pitched roof over garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove flat roof from garage and construct a double pitched roof over garage.
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RELEVANT SITE HISTORY

R/97/18/HH	Demolish existing side extension. Construct part two-storey side extension, part single storey with balcony on top. Remove tile hanging & fix weatherboard to first floor walls.	ApproveConditionally 28-06-18
R/289/15/HH	First floor side extension over existing single storey sun room & change of existing vertical tile hanging to fibre cement weatherboarding	ApproveConditionally 01-03-16

REPRESENTATIONS

Rustington Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTBuilt-Up Area Boundary
Tree Preservation Orders**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

[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 and Section M of the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The proposal is for the removal of flat roof from garage and constructing a double pitched roof over garage.

Due to siting of garage to front (south east) of property the proposals are highly visible from street scene however the pitched roof design visually integrates with dwelling roof and the siting of garage set back from front boundary by around 3.88m there is no adverse harm caused to surrounding character of area so complies.

The existing garage height to flat roof is approximately 2.46m. The proposed pitched roof will add an additional 2.51m to the garage height so the total height to top of the pitched roof of garage.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale.

The materials seem to match the existing dwelling and consist of brick at ground floor level and rear gable, Hardie Plank fibre cement shiplap weatherboard - colour Arctic White to front gable, Plain concrete tiles and UPVC windows so is acceptable.

Due to the design and siting, the proposal is not considered to adversely impact the spatial pattern or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed pitched roof will add an additional 2.51m to existing garage. Due to siting to front (south east) there is increased risk of overshadowing or overbearing effects to neighbouring property Kingsfold House to south. However due 1.27m to boundary, gap of around 6.77m remaining to neighbouring property and trees adjacent to southern boundary there is no adverse harm caused.

Due to one new window to front (north) first floor of garage, there is increased risk to overlooking effects to neighbouring property to north however a large gap of 20.83m to northern boundary there is no harm caused.

The development due to the siting and size is not considered to give rise to adverse impacts upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords 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:

Existing Plans 21-051-2
Existing Elevations 21-051-3
Proposed Ground Floor Plan 21-051-8
Proposed Elevations 21-051-10a
Proposed Elevations 21-051-9a
Location and Site Plan 21-051-7
Location and Block Plan 21-051-1

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.