

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

REF NO: R/205/21/HH

LOCATION: 8 Frobisher Way
Rustington
BN16 2BA

PROPOSAL: Single storey porch extension and alterations to the external fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey porch extension and alterations to the external fenestration.

REPRESENTATIONS

Rustington Parish Council - No Objection.

No representations 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
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. Also the Arun Design Guide

is relevant to this application.

Rustington have a made neighbourhood plan with policy 2 of relevance to the application. The proposal complies with this 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 extensions and alterations to existing buildings (residential and non-residential) should be assessed against.

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 property is a detached single storey bungalow to west of Frobisher Way. It is constructed of brick with a pitched tiled roof. There is an attached garage to side (south). The neighbouring properties are number 6 Frobisher Way to north and 10 Frobisher Way to south. To the west are properties set back by gardens. There is driveway to front (east) and garden to rear (west).

The proposals are for a single storey porch extension and alterations to the external fenestration.

The proposed porch will be sited to the front side (south) elevation in front of the converted garage which will form a store/workshop. Due to the siting at front it will be highly visible from the street scene however being at single storey it is visually subservient to main dwelling and pitched roof design visually integrates with main dwelling roof so complies with policies D DM1 of the Arun Local Plan. The proposal being set back by around 19.1m from front (east) boundary further reduces impact on street scene so it is less significant and does not harm surrounding character of area.

The proposed porch extension will have a width of approximately 3.00m and a depth of approximately 2.40m. The height to pitched roof will be approximately 4.00m. There is 1m remaining to south boundary. There will be one new door to front (east).

The proposed alterations to existing roof will consist of existing barn ends to side (south) and front (east) roof planes removed and brick gables extended. Due to alterations being at side and front they are visible from the street scene however do not cause adverse harm to street scene due to surrounding properties having a mixture of different types of roof designs such as Gable Ends or pitched roofs so the proposals are not out of character with surrounding area so will comply.

There will be new materials for roof with existing plain roof tiles to be replaced with large grey tiles / slates colour TBC.

The existing brickwork elevations to east elevation, south elevation and part north elevation will be rendered in a new white through colour render (the face brickwork will be retained elsewhere).

The gables will be clad in Cedral prefinished weatherboard colour TBC.

The proposed materials of through white colour render walls, grey concrete interlocking slates and White & Anthracite PVCu door seems to integrate with existing property and are not out of character with surrounding area so complies with policies D DM1 and D DM4 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale. It states that front extensions in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line, located outside Conservation Areas. Due to the siting of porch to side (south) set back from principal elevation by around 5.26m this is acceptable. Due to the large gap of around 19.1m to front (east) boundary there is less significant impact to street scene or surrounding character of area so is acceptable.

It also states the appropriate materials and details to use in development will vary throughout the District and according to the nature of the scheme, but as a general rule should be kept to a minimum to ensure simplicity of design. These should be robust and weather well over time. The materials seem to integrate with existing property and character of area so is acceptable.

Due to siting and scale of extension and alterations it is considered to comply with policies D DM1 and D DM4 of the Arun Local Plan and Policy 2 of the Rustington Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 3.00m and a depth of approximately 2.40m. The height to pitched roof will be approximately 4.00m. There is 1m remaining to south boundary and a gap of around 19.1m remaining to front (east) boundary. There will be one new door to front (east). Due to the siting to side (south) elevation there is increased risk to overshadowing or overbearing effects to neighbouring property number 10 Frobisher Way to south however due to being at single storey, existing boundary fence and gap of around 1m to boundary fence and 2m to neighbouring property there is no adverse harm caused.

The alterations to the roof from existing barn ends to side (south) and front (east) roof planes removed and brick gables extended will not cause increased impact of overshadowing or overbearing effects to neighbouring properties so is considered acceptable.

Due to one new door to front (east) there is no harm to overlooking to south due to existing boundary fence and to east due to large gap of around 19.1m remaining to front (east) boundary.

The development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The development accords 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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension / external alterations have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension / external alterations.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.
- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

Proposed Plans and Elevations PL001 Rev A
Existing Plans and Elevations Survey SU001
Roof Plans Existing and Proposed PL002

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.
- 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.