

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

REF NO: R/206/21/HH

LOCATION: 1 Ingram Close
Rustington
BN16 3NZ

PROPOSAL: Erection of front porch extension following demolition of existing front porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the demolition and replacement of a porch measuring 2.25m wide by 1.5m in depth.
----------------------------	---

RELEVANT SITE HISTORY

ENF/302/21	Alleged unauthorised rear extension & front porch
------------	---

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
BUAB**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
------	--

DDM2	D DM2 Internal space standards
------	--------------------------------

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
-------	---

CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front and side extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties.

Rustington has a made neighbourhood plan and policy 2 is of relevance and states that proposals should have regard scale, density, massing, height, landscape design, layout and materials which reflect local architectural and historic character.

DESIGN AND VISUAL AMENITY

The proposed porch is to replace an existing porch which was of a similar size and scale albeit with a flat roof. The proposed porch includes a pitched roof with an eaves line to equal to the main roof and will be constructed with materials which match those currently found on site. The scale of the proposed porch is considered acceptable and in keeping with the host dwelling, given its lower ridge height it is considered subservient to the existing dwelling.

The porch is deemed an appropriate form of development when viewed in connection with the street scene. It is noted that similarly styled and scaled porches can be found on the street, including on the next door property. The porch will be subservient to the street scene and a more attractive form of development than the existing structure.

Having regard to the design and visual amenity, the proposal is deemed to accord with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The porch is to be located centrally to the front of the building. As it is significantly smaller in scale than the existing building, and as it does not reduce any minimum separation gaps between dwellings, it is considered not to be overbearing or overshadow neighbouring properties.

The porch contains one small ground floor window which will gain views across the frontages of the properties. Furthermore, the porch doesn't form new habitable space. It is considered that the views achievable are only those already available from the public realm and as such does not contribute to any negative overlooking from site.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 and Block Plan 1629-101
- Existing and Proposed Floor Plans 1629-102
- Existing and Proposed Elevations 1629-103

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 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.