

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

REF NO: R/209/21/HH

LOCATION: West Hayne
19 Angmering Lane
East Preston
BN16 2TA

PROPOSAL: Single storey side infill extension, single storey first floor rear extension, single storey front porch extension, rear flat roof extension and raising of garage roof to form 1st floor for storage and a proposed car port.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension, a covered area to the rear elevation and a porch extension. There will also be a pitched roof to an existing flat roof garage and the construction of a car port.
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RELEVANT SITE HISTORY

R/31/21/HH	Single storey side extension, single storey rear extension and raising of garage roof to form 1st floor for storage	ApproveConditionally 28-05-21
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R/83/08/	Gym/games room over existing garage	ApproveConditionally 09-05-08
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REPRESENTATIONS

Rustington Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary;
CIL Zone 4.

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:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Rustington has a made neighbourhood plan with policy 2 of relevance to the application. This concerns the design of buildings and the proposal complies with this policy.

SITE HISTORY

An application was approved under R/31/21/HH for a single storey extension and a first floor above the existing garage. The pitched roof garage element in this application remains the same as that which was approved in May and as such will not be re-assessed in this report.

DESIGN AND VISUAL AMENITY

The dwelling essentially fronts the road side on. The east (side) elevation fronts the road with the principal elevation facing north.

A covered area is proposed to the rear and an open canopy porch to the front with a pitched roof. This integrates well with the host dwelling and is modest in size.

The dwelling is two storey although features a long single storey element of 16m which extends towards the street retaining around 4m to the front boundary. The proposal seeks a first floor extension above the single storey element for a length of approximately 9m.

The proposal will add bulk to the appearance of the dwelling however this is not considered unduly dominant upon the street scene as a result of the orientation of the dwelling and due to the size of the plot. The design appears well integrated and sympathetic in design to the host dwelling with the roofline located below that of the ridge with a hipped roof.

Section M of the Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. ' 'The scale, massing and positioning of extensions should be visually subservient to the existing property, positioning extensions below the roof ridge line of the existing property will also help to create visual subservience. The proposal complies with this, with scale considered acceptable located within a large plot, in character with the area. The roof of the extension is below the host dwelling and therefore subservient.

There is an existing flat roof garage which will form a pitch. This element was approved under R/31/21/HH and is acceptable.

A car port will be located to the north west rear corner of the site. The structure is open in appearance to the east with a pitched roof. Some views are available from the street scene although it is set back 32m from the street scene and does not appear an unduly dominant addition.

The proposed development will alter the appearance of the dwelling however this is not considered to adversely impact the appearance of character of the street scene and wider area and complies with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed first floor will have a length of 9.2m, adding 4.85m in height. Due to the location of the site, there are no neighbours directly to the south and with around 17m retained to the northern elevation boundary, the addition does not result in adverse overbearing or overshadowing. The proposal is unlikely to be visible from the neighbouring to the west at No.2 Cross Road as a result of the siting.

There will be 4 first floor windows facing south and 3 facing north. The north facing windows will look towards the flank of the neighbouring dwelling however they serve a corridor and an en-suite and with 16m to the boundary (which exceeds the required distance in the Design Guide), views are not considered significant. The south facing windows will again have views over the garden of the host dwelling and due to the separation retained to the boundaries, they will not give rise to adverse overlooking.

The covered area to the rear will have a depth of 3.2m with a height of 2.7m. Being open in appearance and located a sufficient distance from neighbouring properties it does not result in adverse harm upon amenity.

The proposed car port will have a length of 7.1m and a width of 9.85m. It will have a pitched roof with a height of 4.7m. This retains 1-1.1m along the rear (western) boundary and 1m to the north. Whilst it is large, due to the location to the corner of the site, a sufficient distance from the neighbouring properties, it is not considered to result in overbearing or overshadowing and would not result in a significant impact and there is sufficient planting to help screen it.

Due to the design and siting, the proposal is not considered to result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING REQUIREMENTS

The 3 bed property falls within Parking Zone 4 and should provide 2 parking spaces. The existing garage retains 2 spaces and the proposed car port provides 3 spaces. There is remaining space available to the front garden of the property for additional cars and the site exceeds requirements for parking.

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:

 - Location and Site Plan -1.01E
 - Proposed Floor Plan - 2.02 J
 - Proposed Elevation - 2.03 H
 - Proposed Elevation - 2.04 H
 - Proposed Garage - 2.06 C
 - Proposed Car Port - 2.07
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 With the exception of the proposed Cedral boarding to the upper west and east elevations of the garage and the grey coloured flat roof membrane to the rear covered area, the materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity 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.