

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

REF NO: R/210/25/HH

LOCATION: 1 Hudson Drive
Rustington
BN16 2AX

PROPOSAL: Single-storey front and side extension, additional rooflights and rear dormer, front elevation changes and alterations to external materials.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

R/199/25/NMA	Non material amendment following the grant of R/73/25/HH to change colour of window to Anthracite Gray, change porch design including flat roof to front and side extensions, removal of new window to East and West elevations and reconfiguration of kitchen doors/window.	Refused 19-11-25
R/140/25/NMA	Non material amendment following the grant of R/73/25/HH to remove gable end (original roof style retained), amendments to roof windows and porch area/front door window style/colour and garage door and gate colour change.	Approve 01-09-25
R/73/25/HH	Single storey side extension, new front porch canopy, front gable roof alteration, installation of rear dormer, and rooflights.	ApproveConditionally 24-06-25

REPRESENTATIONS

Rustington Parish Council - No objection.

No representations were 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 and alter to exist builds (res and non-res)

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

DESIGN AND VISUAL AMENITY

The site is a detached bungalow with accommodation at first floor level. This application seeks planning permission for a single storey front and side extension, additional rooflights, rear dormer, front elevation changes and alterations to external materials.

The proposed front/side extension has a larger footprint than the existing side extension but does not exceed the established building line. It is single storey, measuring approximately 8.8m in depth and 6.3m in width, with a maximum flat roof height of 3m. The extension is considered acceptable in terms of scale and massing and remains visually subservient to the main dwelling. The porch canopy will be positioned adjacent to an existing front projection, with the flat roof extended over this section to form the canopy.

The loft conversion would be facilitated by the construction of a rear dormer and the insertion of five additional rooflights. The rear dormer measures 3.2m in width and features a crown roof. It would not dominate the roof form and is considered acceptable in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP) and Part M of the Arun Design Guide (ADG). Proposed materials include vertical timber cladding for the dormer and roof tiles to match the existing. The rooflights would be located on the front roof slope and the hipped sections, and would not adversely impact visual amenity.

As part of the proposals, the property, including the side extension, would be finished in off-white painted render. Render is already present on the existing property, and the change will not have a demonstrably harmful impact on the character of the dwelling or the wider area.

The proposal would not result in harm to the character and visual amenity of the dwelling or the surrounding area in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to

existing elevations through the size and positioning of doors and windows.

The property has neighbours to the east and west, both positioned perpendicularly to the application site. The proposed side extension would be adjacent to a detached garage with a flat roof and would not impact the neighbouring property to the east.

The rear dormer includes an obscure-glazed window serving a bathroom. This window is located approximately 25m from the rear boundary, and it is necessary to secure this through a condition. The proposed rooflights will not result in unacceptable overlooking. As part of the loft conversion, a rooflight will be inserted into each hipped section of the roof on the side elevations. These rooflights are positioned approximately 1.4m above finished first-floor level. They are set in from both boundaries, and the roof slope at these points is relatively shallow. While some views of neighbouring rear gardens may be possible, the views would be unlikely to be significant. Furthermore, the same number and siting of rooflights was previously approved under application reference R/73/25/HH.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP and would not result in unacceptable harm to neighbouring amenity. It also accords with Part M of the ADG.

SUMMARY

The proposed development is in accordance 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

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 not CIL liable.

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 Plan 02 Rev 1
- Block Plan 03 Rev 2
- Existing and Proposed Plans & Elevations 01 Rev 4

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.