

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

REF NO: R/213/18/HH

LOCATION: 56 Chanctonbury Road
Rustington
BN16 2LSPROPOSAL: Construction of double side extension to include garage & kitchen on ground floor
& bedroom 4/ensuite bathroom to first floor. Porch to front of the house.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposed application seeks to construct a two storey side extension to the host dwelling. The ground floor will be used as a garage, and a kitchen, then at first floor level, a bedroom with en-suite.

RELEVANT SITE HISTORY

R/27/18/HH	Two storey side extension & porch with pitched roofs.	ApproveConditionally 03-04-18
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Rustington Parish Council
Parish Council- No objection.

1 letter of no objection from adjacent occupier.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2 SD SP2 Built-up Area Boundary

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the Rustington Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

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.

SITE HISTORY

Upon correspondence with the applicant, it is noted that the only difference between this application and the previous application R/27/18/PL is a dropped kerb to South West of the application site, fronting Chanctonbury Road. Therefore, this change will be addressed in the report.

DESIGN AND VISUAL AMENITY

By virtue of its design and location, the proposal is not considered to have an unacceptably adverse impact upon the character of the host dwelling, or the locality. There are adequate examples in close proximity to the site, and therefore, the proposal is in keeping with the established character of this locality.

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

NEIGHBOURING REIDENTIAL AMENITY

The proposed development is not considered to have any significant impact upon the neighbouring residential amenities of nearby occupiers. This is due to the minor scale of the dropped kerb.

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

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.

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.

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 100001 - PL04_ Sept 18
- Proposed Floor Plans - 100001 - PL02c - May 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 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.