

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

REF NO: R/216/21/HH

LOCATION: 22 Windsor Drive
Rustington
BN16 3SW

PROPOSAL: Single storey rear extension and part conversion of garage to habitable use

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks the part conversion of the garage space and a new rear extension measuring approximately 4m in depth by 5m in width.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

BUAB

TPOs

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)

[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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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 proposal seeks to provide a single storey rear extension with the partial conversion of an attached garage. The extension is of an appropriate scale when compared to the host dwelling and its plot, and the amount of habitable accommodation proposed is seen to be proportionate when considered against the scale of the host dwelling.

The host dwelling is located within a traditionally laid out estate with defined building lines both to the front and rear. The properties in this location are uniform in style and consist of full 2-1.5 storey configurations with brick and tile hung facades. The properties are situated on fair-sized plot, as are others in the area. Further to the works, the dwelling will retain good space about the building and the spatial character of the area will not be compromised.

The extension will sympathetically relate to the host dwelling by utilising materials to match those currently found on site.

The extension will not be visible from the street and the conversion of the garage will not alter the front elevation, as the garage door is to remain, as such, the works will not impact on the streetscape.

Having regard to the design and visual amenity, the proposal accords with DDM1 and DDM4(a) (b) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The proposed rear extension accords with the 45-degree rule with both neighbouring properties to the west and east and a rear garden of 10m will be retained across most of the property, in a similar fashion to other neighbours. Given the limited height of the extension and the fact that there will be no different views as there are at the moment, it is considered that the extension will not be overbearing or overshadow neighbouring properties.

In terms of overlooking, all proposed fenestration is located at ground floor level and faces towards the private amenity space of the host dwelling, where it is generally accepted that no negative impacts from overlooking will occur.

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.

PARKING

With the partial conversion of the garage the property will loose one parking space. However there remains two off street parking spaces to the front of the property, which is sufficient when having regard to the Arun Parking Standards for a four bed house. On street parking is also not problematic. As such, the proposal accords with the Arun Parking Standards.

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;

- Block Plan
- RT/WD/03 Proposed Plans
- RT/WD/04 Proposed Elevations
- Location Plan

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 and 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.