

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

REF NO: R/230/18/HH

LOCATION: Damansara
44 Pigeonhouse Lane
Rustington
BN16 2BE

PROPOSAL: Demolition of side extension & erection of single storey front, side & rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Rear low pitched roofed extension and side high pitched roof replacing a flat roof side extension and infilling to provide an extended addition to the rear. A further 1.5m garage addition finished with tile hung roof is proposed to the principle elevation.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council
Parish Council raised no objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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)
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 site is located within the built up area boundary where development is considered acceptable, subject to other policies within the Arun Local Plan. In this case the proposal is for additions an existing residential dwelling and therefore it has been determined that the main criteria against which the application will be assessed is contained within Arun Local Plan Policies D DM1, D DM4 and Policy 2 of the Rustington Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed garage and roof addition to the principle elevation would have a limited impact on the street scene by virtue of design, scale and set back. It will not have any detrimental impact upon the spatial pattern or character of the locality or the host dwelling. By virtue of its design and location of the side and rear additions they are considered as an improvement and would be well integrated and subservient to the host dwelling. Therefore, the proposal is considered to accord with policies of the Arun Local Plan and policy 2 - Housing Design of the Rustington Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed single storey additions overall by virtue of its design and location are not be considered to result in any unacceptably adverse overlooking, overshadowing or overbearing impacts on neighbours. The development footprint to the south elevation would retain a 1.2m gap the shared boundary which is considered adequate and although the neighbouring site is undeveloped the principle of introducing a 8m deep roof pitch opposed to the previous flat roof would not cause any unacceptable impact. All roof lights are to be installed above 1.7m from ground level as to limit any harm to neighbouring occupiers.

No objections to the scheme were received from the neighbouring properties or the Parish Council.

Therefore the proposed development is considered to accord with policies of the Arun Local Plan and as such is recommended for approval subject to 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

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 Block and existing ground floor
 - Existing first floor and elevations
 - Proposed ground, first floor and elevations (all dated 02/10/19)

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 of the extension hereby permitted shall match in colour and texture those of the existing building.

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.