

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

REF NO: R/237/18/HH

LOCATION: 4 Mill Close
Rustington
BN16 3HR

PROPOSAL: Front porch and front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to build a porch with a hipped roof measuring 4.2sqm along with an extension to the front north-west corner of the property measuring 1.6sqm.
----------------------------	--

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council
No objection

CONSULTATION RESPONSES RECEIVED:

N/A

POLICY CONTEXT

Designation applicable to site:
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

SUPPLEMENTARY POLICY GUIDANCE:

RDS	Rustington Design statement by Rustington Parish Council
-----	--

CONCLUSIONS

PRINCIPLE

The application 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 Local 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.

Policy 2 of the Rustington Neighbourhood Development Plan states that proposals (including alterations to existing buildings) will be supported provided that their scale, density, massing, height, layout and materials reflect the surrounding buildings.

SITE

The property is a detached bungalow with garage to the side. Mill Close consists of a mix of 17 detached and semi-detached bungalows and chalet bungalows of differing designs.

DESIGN & VISUAL AMENITY

The 1.6sqm extension to the front would be a very modest addition to the building and bring the lower elevations either side of the new porch in line with one another, adding a symmetry to the whole property. The porch would comprise of brick walls to the sides with a white PVCu door and associated glazing to match existing. The porch roof would be constructed from tiles to match existing.

Therefore the design is considered to meet the aims of D DM1 by using the same materials to match the existing dwellings and having minimal impact to occupiers of nearby properties.

The property falls within Character Area 6 of the Rustington Village Design Statement which is characterised by mainly 1950's/1960's detached and semi-detached bungalows with many properties already extended. Porches are an acceptable feature. The street scenes are generally alike in architecture with each road characterised by different styles.

RESIDENTIAL AMENITY

D DM4 requires extensions to sympathetically relate to the existing buildings as well as being visually integrated in terms of siting, design, form, scale and materials. The extension and porch are not considered to have an adverse effect on the neighbouring properties by means of overshadowing, overlooking or by being overbearing. Therefore the development is deemed to be in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

It is therefore recommended that the application be approved 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:

Drawing No. BSB/18/641/3/C Existing & proposed sections and elevation
Block Plan

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

- 3 The materials and finishes of the external walls and roofs of the building 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.