

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

REF NO: R/259/18/HH

LOCATION: The Rodings
Station Road
Rustington
BN16 3BD

PROPOSAL: 2 No. dormer windows to north elevation, 2 No. rooflights to south elevation, 1 No. rooflight to east elevation & 1 No. rooflight to west elevation. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to erect two dormer windows to the front roof slope of the host dwelling, and insert two roof lights into the rear.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council
Parish Council - No objection.

No representations received from occupiers of adjacent dwellings.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The application is for works to the roof of the property to provide: 2 No. dormer windows to the north elevation, 2 No. rooflights to south elevation, 1 No. rooflight to east elevation & 1 No. rooflight to west elevation.

The application site is located close to a listed building. However, scale of the works on the front elevation mean that the proposed dormer windows will not affect the setting of the asset. As a consequence, it is considered that the proposed works will have a neutral impact on the listed building. Materials should reflect those existing on the property.

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 2 of 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.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

DESIGN AND VISUAL AMENITY

By virtue of the siting of the proposed development, the front dormers will be clearly visible within the street scene. However, it is considered that as a result of its modest design, it has no significantly detrimental impact upon the established spatial pattern or character of the locality. As a result of the ridge height of the dormers being 0.7m lower than that of the host dwelling, and their materials, it is considered that they appear subservient and well integrated with the host dwelling, and therefore have no unacceptable impact upon its established character.

The proposed rear rooflights are not considered to have any significant impact on the character and

appearance of the host dwelling, as a result of their siting and design.

The proposed development is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan. Additionally, the proposed development is considered to be in accordance with HER DM1 of the Arun Local Plan, in that it is considered to protect the established characteristics of the Listed Building.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant overbearing or overshadowing impact as a result of the proposal all being retained within the same footprint as the host dwelling. Whilst due to the addition of new windows there is potential for overlooking, it is not considered that the views provided from the new windows would be any worse than those that already exist on the host dwelling, as they face towards the street scene. It is likely that the rear rooflights could have been inserted under Permitted Development, however, the views are towards the end of the garden, which is over 10m away, and any views to the East or West are oblique.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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 Plans and Existing Elevations - REH/18/09/001/XB1 - Rev. B - September 2018
- Proposed Roof Plan, Elevations, Sections Existing and New - REH/18/09/001/XB2 - Rev. A - September 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.