

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

REF NO: R/25/21/HH

LOCATION: 34 The Crescent
Rustington
BN16 2PF

PROPOSAL: Glazed gable extension and the addition of a porch.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a glazed gable extension and the addition of a porch to 34 The Crescent.

The materials that will be used to construct this proposal will be similar to those used on the main dwelling. The walls will be facing bricks and the roof will be constructed from roof tiles to match the existing. The windows and doors will both be constructed from aluminium anthracite.

The porch will sit 7.6m to the northern boundary and 1.12m to the west. The gable extension sits 21.11m to the south, 0.72m to the east and 0.39m to the western boundary.

At the south west elevation the roof height of the gable extension will be 2.75m with a length of 7.36m. The north east elevation is where the porch will be located at will measure 3.38m in height with a length of 2.19m, the porch height will sit 0.56m below the host dwelling roof height. At the north west and south east elevation the gable extension will extend in length 3.46m from the existing length. At the north west elevation velux windows will be situated here.

REPRESENTATIONS

No comments from Parish Council.

One letter of representation from nearby occupier stating privacy concerns due to glass on the apex of roof.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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)
DSP1	D SP1 Design

Rustington Neighbourhood Plan 2014 Policy 2

Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPPDG	National Design Guide

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development 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 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.

Section M of the Arun Design Guide refers to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

DESIGN AND VISUAL AMENITY

The proposed development will be situated at the front and rear of the property and will be visible to the street scene of The Crescent and the wider area, therefore meaning that it will have an impact on the character and appearance of the area.

The porch has a height of 3.38m and length of 2.19m. Due to the materials used being similar to the host dwelling the porch is considered to appear subservient to, and well integrated with the host dwelling.

The glazed gable extension has a maximum height of 2.75m and length of 7.36m, which can be seen at the south west elevation. The glazed gable is uncommon for the residential area, however it uses similar materials and has a significant position away from the southern boundary. This gable extension is not integrated because of the gable end of the roof at the south west elevation. As a result of this the gable extension breaches part a of D DM4, which outlines how integrated the proposal is, however, because the gable extension is at the rear of the property, it's single storey and there is a significant boundary there will be no overall harm.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4 (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The glazed gable extension and addition of a porch has a significant boundary. The porch is situated 7.6m to the north and 1.12m to the west. The gable extension sits 21.11m to the south and 0.39m to the west. These significant boundaries leads to there being no harmful effects to neighbouring properties.

Due to the single storey nature of this gable extension and porch there are no openings that will provide any harmful overlooking impacts onto neighbouring properties. Although the gable extension at the south west elevation will be glazed, due to the significant boundary and use of room as a kitchen/diner there will be no harmful overlooking or overbearing impacts.

As such, 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 and informatives.

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:
 - Plans

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 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.