

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

REF NO: R/264/21/HH

LOCATION: 9 Meadway
Rustington
BN16 2DD

PROPOSAL: Single storey rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct 2 No. single storey rear extensions. 1 No. extension projecting approx. 2.4m back from the existing garage, approx. 2.6m across the rear of the existing garage at a height of approx. 3m. 1 No. extension projecting approx. 2.5m back, approx. 4.8m across the rear of the dwelling at a height of approx. 3m.

RELEVANT SITE HISTORY

R/382/87	Loft conversion to provide two bedrooms, one with en-suite wc	ApproveConditionally 01-02-88
R/29/60	Extension Of Lounge	Approve 16-03-60

REPRESENTATIONS

Rustington Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

TPO on site.

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Design Guide and Rustington Neighbourhood Plan policy 2.

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. The proposal complies with policy.

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.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The proposed extensions will be located to the rear of the dwelling and both are not visible from the street scene.

The extension that projects from the rear of the garage is approx. 2.4m deep, bringing it in line with the rear principle elevation, and approx. 2.6m in width projecting from the side of the host dwelling to the edge of the garage. The size of this extension is considered modest and it is well integrated into the form of the existing dwelling. Furthermore, the materials proposed match the existing and considered appropriate. This proposed extension features a flat roof at a height of approx. 3m which is considered appropriate form a height as it connects to the existing flat roof present on the garage.

The extension that projects from the rear of the host dwelling is approx. 2.5m in depth, approx. 4.8m in width and approx. 3m in height. This extension also features a flat roof design, matching that of the

existing garage and other extension within this proposal. The proposed materials are also matching of those on the existing dwelling.

The neighbouring North and South dwellings are set further back than the host dwelling. The extension to the rear of the garage comes in line with the existing rear principle elevation. The extension that projects from the rear of the dwelling extends approx. 2.5m back toward the rear of the property. The proposed extensions will result in property projecting further back, roughly in line with the neighbouring property to the north but with the neighbouring dwelling to the south remaining further back. This is appropriate as it maintains the rear elevation building line. The rear garden will maintain 19.5m from the rear extension to the rear of the property.

Section M of the Design Guide relates to householder extensions. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

With the extension modest in size and with no viewpoints from the wider area, the proposal is not considered to result in harm upon the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan, Policy 2 of the Rustington Neighbourhood Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Both proposed extensions are single storey and so, have limited overlooking potential.

The proposed extension that projects from the rear of the garage will have a window that looks out to the rear garden. This rear extension comes in line with the existing rear principle elevation and does not intersect with any neighbouring 45 degree sightlines. this extension does not result in any adverse impacts by way of overlooking.

The proposed extension that projects back from the rear of the host dwelling includes a window facing toward the south boundary and glass doors facing the rear of the property (east). The doors remain 19.5m toward the rear boundary, a substantial distance that is not deemed to have any adverse impacts. The window facing the southern boundary is 9.5m from the southern boundary and is single storey.

The development is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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:
 - LOCATION AND BLOCK PLANS, PROPOSED FLOOR PLAN 1 OF 3
 - PROPOSED ELEVATIONS 2 OF 3
 - EXISTING FLOOR PLAN, ELEVATIONS, EXISTING AND PROPOSED ROOF PLANS 3 OF 3

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.

- 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.