

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

REF NO: R/279/21/HH

LOCATION: Spindrift
The Roundway
Rustington
BN16 2BW

PROPOSAL: Erection of single storey rear extension, partial conversion of garage to habitable use, extend front porch with pitched roof, new pitched roof over existing front flat roof. Alterations to fenestration/openings, render to elevations and new roof covering.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Erection of single storey rear extension with a maximum depth of 4m and 7.8m, partial conversion of the garage and new pitched roof and canopy over garage and to front of property. Alterations to external finishes.
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REPRESENTATIONS

Parish Council - No objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXTDesignation applicable to site:
TPOs**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)

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth, and a front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

Rustington has a made neighbourhood plan (RNP) 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.

DESIGN AND VISUAL AMENITY

It is proposed to construct a rear extension in place of an existing flat roofed extension measuring in total 8.29m in length and 3.79m in depth. The existing structure measures 3.8m in width by 3.1m in depth. Additionally, the existing flat roofed, partially integral garage, is to gain a pitched roof which will also run atop the existing flat roof porch and over an existing bay window, creating a storm porch.

Given the mature gardens and spacious frontages to the site, the proposed rear extension will not be visible from the street. Due to its single storey nature it will be subservient to the host dwelling.

The alterations to the front of site, including a new pitch roof running along the dwellings frontage is an attractive addition. No new floor area will be created by the proposed works to the front of the building and the building line will be retained. The new pitched roof will be 700mm taller than the existing flat roof. The combination of the front protrusions (garage, porch and bay window) under one roof structure gives a harmonious feel to the frontage and appears visually integrated with the host dwelling.

The proposals do not compromise the spatial character of the area.

It is noted that this scheme also proposes alterations to the finishes of the building, a new slate roof and a rendered finish to the external walls. Timber framed windows and traditional timber garage doors provide a traditional balance to the modern colour palette. It is noted that within the immediate area no one built style takes precedence and therefore the wholesale alterations to the finish of the building is not seen as a negative.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, policy 2 of the RNP and Part M Arun Design Guide.

RESIDENTIAL AMENITY

In terms of overbearing and overshadowing, the proposed rear extension will not encroach on the separation distances to side boundaries. A rear garden of 8.4m will be retained, this is lower than design guidance recommends, however, it will only be lowered to this amount over part of the rear garden (as the extension does not run fully across the back of the house).

The 45-degree rule for rear extensions is to be adhered to. The overall height of the rear extension will be raised by only 100mm above that of the existing roof structure.

The alterations to the garage/porch do not increase the footprint of the building and only minimally increase the height of the structure.

New fenestration will face towards the rear and southern boundaries and be located at ground floor level where it is generally accepted that no negative impacts from overlooking will arise. Alterations to a single window to form two smaller windows have been proposed at first-floor level to the eastern elevation (rear). As the amount of opening is of similar proportions to existing conditions no negative impact will arise from this.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

PARKING

The conversion of part of the garage will lead to the loss of 2 parking spaces on site. After examination of the sites planning history no restrictions relating to the retention of the garage for car parking only have been found and as such, the conversion of the garage to habitable accommodation does not require consent. It is also noted that the driveway could accommodate 2/3 cars and there are no restrictions to on street parking at this location. As such the conversion of the garage will not have a negative impact to neighbouring properties.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

 - Proposed Floor and Roof Plans 1918.11 FP
 - Proposed Front and North Elevations 1918.12 FP
 - Proposed Rear and South Elevations 1918. 13 FP
 - Front conceptual visual
 - Rear conceptual visual
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.