

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

REF NO: R/281/19/HH

LOCATION: 159 Worthing Road
Rustington
BN16 3PR

PROPOSAL: Single storey side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

R/219/19/HH	Single storey side and rear extension	Refused 29-10-19
-------------	---------------------------------------	---------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council

No Objection.

One letter of no objection from the neighbour to the West.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the 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
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**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and Policy 2 of the Littlehampton 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 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Rustington Neighbourhood Plan states development proposals (including alterations to existing buildings) will be supported, provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. Proposals must also comply with the parking standards adopted by the planning authority.

DESIGN AND VISUAL AMENITY

The extension will be visible from the street scene as a result of its siting along the western side of the dwelling. It will sit behind the principle elevation of the dwelling retaining 17m to the front boundary of the property. The side extension will sit below that of the ridge height of the host dwelling and as a result does not appear unduly dominant. The roof to the rear joins that of the existing dwellinghouse before levelling out to the flat roof. The development appears well integrated with the host dwelling as a result of its design and the use of matching materials.

The existing structures to the side of the property have an approximate combined length on the boundary of 9.34m. The new extension would run for the same distance along the boundary. The proposed front elevation includes a door to the new extension this would be the main entry point to the dwelling. There are also two proposed windows These are all deemed to be acceptable due to their single storey nature and as they will be looking out over the front garden of the property and towards the main road. The false pitched roof is considered an attractive feature that reduces the impact on the street scene.

The development proposed is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development will run along the western boundary and extend beyond the rear elevation by 7.99m. The side extension will have a width of 2.925m running along the boundary until 2m past the existing rear elevation where it will step in by 1.5m on a 45 degree gradient until it meets the rear extension where it

goes back a further 4.5m.

The proposed extension will measure 11.14m to the rear of the extension with a depth of 7.99m. The addition to the rear will join the existing extensions pitch height at 4.5m with an eaves of 2.5m to join the rest of the house. These separating distances and associated height are such that there would be no unacceptable overbearing impacts on the western neighbour as identified as a reason for refusing application reference R/219/19/HH.

On the flat roof there are two proposed sky lanterns, these are both considered acceptable regarding overlooking as the views gained are not any greater than those currently available. The incorporation of the pitched rooves on the extension reduce the impact on the street scene as neither will be readily visible.

The rear extension on the Eastern side will have a pitched roof to a height of 3.7m and eaves to match the host dwelling at 2.5m. The roof will then alter to form a flat roof to the rear of the extension to a height of 2.75m with a maximum of 3.4m with two roof lanterns.

As a result of the scale and design the proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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.

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:
 - Site and Roof Plan (A)
 - Proposed Side/Rear Extension RT/WR/03 (A)

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.