

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

REF NO: R/281/21/HH

LOCATION: 15 Ruston Park
Rustington
BN16 2AB

PROPOSAL: Alterations to existing dormer and garage including extension to front of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to make alterations to two existing front dormers and the garage to the side of the property. In addition, it seeks to construct an extension to the front of the existing garage.

REPRESENTATIONS

Rustington Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTBuilt Up Area Boundary
CIL Charging Zone 4**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:

RDS	Rustington Design statement by Rustington Parish Council
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria set by the Arun Design Guide is additionally considered.

Rustington Parish Council has a 'made' Neighbourhood Development Plan of which Policy 2 applies to this application. This policy states that 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.

DESIGN AND VISUAL AMENITY

The works proposed are located primarily to the front elevation of the dwelling and will be visible from the street scene.

At present, the two dormers to the front elevation exhibit flat roofs, and will be altered by the proposal with the addition of two pitched roofs. The proposed roofs will have a height of 1.25m and be at an angle of 65 degrees, matching closely the angle of the existing roof. The garage extension will have a width of 3m and depth of 1.575m, extending to the front of the existing. It will have a pitched crown roof at an angle of 45 degrees, and will extend to and replace the whole flat roof of the garage. The pitched roof of both dormers and of the garage are considered to be more subservient to the roof design of the main dwelling than the existing flat roofs, and do not risk adverse harm upon the character or visual amenity of the property. The proposal will include a new garage door to the front of the extension, the installation of a door to the side of the garage and the replacement of a door with a window, to rear of the garage. These features have minimal impact upon visual amenity and are not considered harmful to the character or appearance of the property.

The garage extension retains 10.75m from the front boundary and will be visible from the street scene. It is, however, unable to be seen from the wider area, as visibility is blocked by the main dwelling from one side and reduced by the large hedges along the fence line from the other. The pitched roof dormers, being two storeys high, are clearly visible from the street scene, but given their close integration with the existing design, are not considered to be unduly out of character with the area or visually intrusive to the street scene.

The works appear subservient to the design of the dwelling and are well integrated. The materials will match the original building, ensuring minimal visual intrusion. The alterations to the dormers will alter the appearance of the front elevation, but will appear more integrated and less intrusive than the existing. The garage extension does not protrude past the building line of the front elevation or past that of neighbouring properties. The proposal as a whole poses little risk of disrupting the composition and rhythm of the street.

As stated in Part M of the Arun Design Guide, front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, maintain and enhance front garden spaces and avoid large, flat-topped porches; incorporating pitched roofs in most cases. Roof extensions should favour small scale dormer windows with pitched roofs over large, flat box-shaped designs, and should not damage the character and appearance of the original building and its surroundings. The proposal respects and meets these criteria, being subservient to the original design, incorporating pitched roofs where possible, and remaining in keeping with the character and composition of the area. Therefore, it is considered that the proposal successfully complies with Part M of the Arun Design Guide.

Although able to be viewed from the street scene, the proposal will not result in adverse impact upon the character of the area or risk harm upon design and visual amenity. It is in accord with D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Policy 2 of the Parish Neighbourhood Plan.

RESIDENTIAL AMENITY

The alterations to the dormers will change the appearance of the front elevation, but do not risk harm to residential amenity. They are not considered to be overbearing or overshadowing and do not give rise to any potential overlooking.

The extension is located to the side of the existing dwelling and will extend to the front of the garage. It is single storey, with a pitched crown roof at a height of 3.18m. The new roof will add an extra 0.58m to the height of the existing, but is not considered to result in unacceptable overbearing or overshadowing of neighbouring properties. The proposal retains a distance of 1.24m from the southern side boundary and complies with D DM4 of the Arun Local Plan.

The extension and alterations to the garage include a new garage door to the front, a door to the side and new window to the rear, replacing an existing door. An existing window to the side of the main dwelling is blocked by the development and so will be replaced with a smaller window, of which poses no additional harm to residential amenity. The garage door features two small windows, but is not considered at risk of overlooking neighbouring properties, given its height and location. The door to the side will face the neighbouring boundary, but any potential risk of overlooking or harm to amenity is minimised by its scale, and the existing fence line that sits on the boundary, reducing the visibility between the two properties. The window to the rear does not directly overlook any neighbouring properties and does not give rise to any overlooking, overbearing or overshadowing.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is unobtrusive and respectful to the privacy of the neighbouring properties, with the addition of no features that may negatively impact residential amenity. The proposal is considered to be in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide and the Parish Neighbourhood Plan.

PARKING

The extension will remove some external parking space, but retains a sufficient amount of the driveway for parking, alongside providing a potential parking space within the garage. The development will have no impact upon highways.

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.

CIL DETAILS

This application is not CIL Liable.

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 Plan Dwg No 21/4851/1
- Existing Floor Plans, Roof Plan and Section Dwg No 21/4851/2
- Existing Elevations Dwg No 21/4851/3
- Proposed Floor Plans, Roof Plan and Section Dwg No 21/4851/4
- Proposed Elevations Dwg No 21/4851/5

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.