

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

REF NO: R/305/21/HH

LOCATION: 119 Old Manor Road
Rustington
BN16 3QD

PROPOSAL: Conversion of roofspace to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a rear roof dormer and hip to gable extension to property to convert loft to habitable space.

RELEVANT SITE HISTORY

R/234/20/HH	Single storey rear extension and porch to front.	ApproveConditionally 29-01-21
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REPRESENTATIONS

Rustington Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.
Tree preservation order.

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:

SPD13 Arun District Design Guide (SPD) January 2021

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 guidance that will help raise design standards. 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. Part M discusses dormers.

Rustington has a made neighbourhood plan and policy 2 is of relevance and states that proposals should have regards to scale, density, massing, height, landscape design, layout and materials which reflect local architectural and historic character.

DESIGN AND VISUAL AMENITY

It is proposed to erect a rear dormer roof extension and hip to gable extension. The dormer will run the full width of the roof, approximately 6.5m and have a flat roof approximately 60mm lower than the existing ridge. It will be built from materials which match those on the existing building and it will be afforded good visual integration. To enable the dormer a hip to gable roof extension is required to the northern elevation of the property. This extension will increase the length of the ridge by approximately 2.6m.

The hip to gable extension will be visible from the street, however as the roof extension will be behind the front elevation of the dwelling it is considered physically subservient to the host dwelling and of an appropriate scale, it will therefore not adversely affect the street scene.

Although design guidance states that smaller dormers with pitched roof are more appropriate to ensure protection of the character of the area, it is noted that there are other larger flat roof dormers to neighbouring properties (Nos 123 and 115/117 Old Manor Road) and flat roof garages. As this is a common feature in the area it is not reasonable to refuse the proposal for this reason.

As the dwelling retains the look of a bungalow from the street it is felt that the rear dormer and roof extension will not compromise the spatial character of the area.

Having regard to design and visual amenity, the proposal is accords with D DM1 and D DM4 of the Arun Local Plan, some of Part M of the Arun Design Guide and Policy 2 of the Rustington Neighbourhood Plan.

RESIDENTIAL AMENITY

The roof dormer and roof extension sit within the existing footprint of the building. The dormer will be set

back from the host properties eaves and have a roof height lower than the ridge of the bungalow. The hip to gable extension is to be built to retain the existing scaling of the dwelling. Design guidance states that conversion of loft spaces are an effective use of a plot and it would be expected that a similar proposal could be achieved under Permitted Development Rights. As such the proposal complies with policy in that it will not overbear nor overshadow neighbouring properties.

In terms of overlooking, all first floor fenestration will face towards the rear garden of the property or towards the road. The windows will have a separation gap of approximately 14m to the rear boundary of the host dwelling with some additional overlooking to properties to the side. Given the good separation distance and orientation of the windows no demonstrably harmful negative impacts are foreseen to arise from the development.

By virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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 Plan
- Block Plan
- Proposed Layout Dwg 3
- Proposed Layout Ground Floor Dwg 1
- Proposed Elevations Dwg 5 and 6
- Proposed Rear Elevation Dwg 7
- Proposed Front Elevation Dwg 8

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 **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.