

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

REF NO: R/32/20/HH

LOCATION: 14 Sutton Avenue
Rustington
BN16 2ET

PROPOSAL: Demolition of covered walkway and erection of single storey side addition.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Demolition of covered walkway and erection of single storey

RELEVANT SITE HISTORY

R/75/16/HH	Erection of covered way to side of property for use as utility room & covered way to garden room	ApproveConditionally 19-05-16
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council

No Objections

No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies that relate to this development are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 of the Bognor Regis Neighbourhood 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 SD SP2 of the Arun Local Plan states that development should be focused within the Built-up area boundary and will be permitted subject to considered against other policies in the Local Plan.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the side of the property running along the east boundary line and thus will be visible from the street. The proposed extension, due to its location and size, is considered to be well integrated and subservient to the main dwelling. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the spatial pattern or character of the area and accord with DEV19 and GEN7 of the Arun District Council and Policy 2 of the Rustington Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension has a length 11.4m. This is a decrease in size compared to the existing which is 12m meaning there is a decrease of 0.55m. the height of the proposed extension is 3m at its highest point. There will be a new small window and door on the on the front of extension

The proposed extension covers an area almost identical to the existing walkway. It is not expected to give rise any loss of privacy or overbearing effects due to its limited height and the absence of windows proposed to the side elevation facing the neighbouring property. Due to its being slightly smaller than existing, it is not considered to result in impacts additional that are which are already achievable. Even though the extension would have an impact on the street scene it is not deemed to give rise to any unacceptable adverse impact on neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun District Local Plan.

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.

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 Elevations 617.3

Proposed Roof 617.6

Site Plan 617.8 A

Location and Block 617.7

Proposed Ground Floor 617.4

Location and Block Plan 617.7

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.