

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

REF NO: R/37/22/HH

LOCATION: 71 Old Manor Road  
Rustington  
BN16 3QL

PROPOSAL: Single storey rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      Erection of single storey rear extension projecting approx. 5m across the back of the dwelling. The extension is proposed to have a mansard roof with roof lanterns.

The application description makes reference to a side extension to the garage, however according to plans no side extension is proposed.

**REPRESENTATIONS**

Angmering Parish Council - No Objection.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

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) |

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

**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 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.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

### DESIGN AND VISUAL AMENITY

This application seeks an extension across the rear of the dwelling and its attached garage. The rear extension extends approx. 14m across the rear of the dwelling, approx. 3.2m in height and projects approx. 5m to the rear. The proposed extension has been appropriately designed to include a partially pitched roof

The amount of space provided by the extension is proportional to the host dwelling and the plot on which it sits. The bricks and plain concrete tiles used in this proposal match the existing and achieve acceptable visual integration. The overall height of the development is significantly lower than the two-storey host dwelling and it is to be located so as not to impact the primary elevation of the dwelling. The use of appropriate scaling also contributes to the proposal's complimentary visual integration and it will comply with Policy D DM3 (a) (b) as it is subservient to the existing dwelling.

The extension is to the rear of the host dwelling it will not be visible from the street by reason of the depth of the sites front garden and the mature landscaping surrounding the house. The extension complements the character of the area and it will not compromise the established spatial pattern of the area in accordance with Policy D DM4(e)

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4(a),(b) and (e) of the Arun Local Plan and the Part M Arun Design Guide.

### NEIGHBOURING RESIDENTIAL AMENITY

As a single storey extension, it is not overbearing or overshadow neighbouring properties by reason that it does not intersect with neighbouring 60-degree site lines, and it retains a rear garden length over Design Guidance recommended levels. Additionally, the separation gap between the properties boundaries to the north and south will not be lessened. It will comply with Policy D DM4 (c) as it is not obstructive of neighbouring amenity.

In terms of overlooking, all proposed fenestration faces towards the east, towards the rear garden or south, where there is a separation gap of 5m until the shared boundary. All proposed windows will be located at ground floor level where it is generally accepted that overlooking of neighbouring properties

will not occur to an extent to negatively impact privacy levels.

Therefore 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.

#### 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:

- Location Plan
- Block Plan 6046/6
- Existing and Proposed Ground Floor Plan 6046/3
- Proposed Ground Floor Plan 6046/4
- Proposed Elevations 6046/2

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 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 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.