

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

REF NO: R/42/26/HH

LOCATION: 9 Harsfold Road
Rustington
BN16 2QE

PROPOSAL: Single storey rear extension, new open porch with single-storey extension to existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Rustington Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high ground water.

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
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a two-storey detached dwelling.

The proposal seeks planning permission for the extension of a garage forward of the principal (west) elevation, incorporating a new porch, together with a single-storey extension to the rear of the dwelling.

The garage extension would project approximately 1.3m forward of the front elevation, maintaining an overall width of approximately 2.9m. The extended garage would adjoin the rear extension, forming an overall depth of approximately 8.3m. Internally, the garage would be partitioned and reconfigured for use as a workshop to facilitate the proposed rear extension. Externally, it would feature a flat top hipped roof with a maximum height of approximately 3.2m and an eaves height of approximately 2.3m.

An open front porch is proposed adjacent to the garage extension, incorporating an oak post and brick pier, and finished with the same roof form. Both front projections would be constructed in brickwork and roof tiles to match the existing dwelling, ensuring visual continuation of the existing building design in accordance with the Arun Design Guide (ADG).

Although the front extensions would be visible within the street scene, they would project no more than 1.5m from the principal elevation, in accordance with the guidance set out within the ADG. The scale and materials would reflect the character and appearance of the dwelling. Similar front projections are a common feature within the surrounding street scene. As such, the development would not appear incongruous or detract from the character and appearance of the host dwelling, the street scene, or the wider area in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG, and policy 2 of the Rustington Neighbourhood Plan (RNP).

The existing fenestration would largely remain unchanged, with the exception of alterations to the front entrance door. The garage door would remain as a rolling shutter door.

The rear (east) extension would measure approximately 2.8m in depth and 2.8m in width, infilling the space between the existing rear projection. It would feature a flat top hipped roof with a maximum height of approximately 3.2m and an eaves height of approximately 2.5m. The extension would be constructed in matching brickwork and roof tiles to ensure visual integration with the dwelling, in accordance with the ADG.

Proposed fenestration would include two sash windows within the south elevation and a patio door within the rear elevation, providing access to the private amenity space.

The depth of the rear extension would comply with the guidance set out in the ADG, which states that single storey rear extensions should not exceed 3.3m in depth. The proposal would be visually subservient and proportionate to the host dwelling and, being positioned to the rear, would not be visible from the public realm. It would not appear visually intrusive or out of keeping with the character of the surrounding area.

Overall, the proposal would not result in any harm to the visual amenity of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1, D DM4, the ADG and policy 2 of the RNP.

RESIDENTIAL AMENITY

The front extension and porch would be positioned approximately 1m from the southern side boundary and would marginally project beyond the built line of the neighbouring dwelling to the south. The depth of the extension would accord with the ADG and, given its modest scale and the separation distances involved, it would not result in overbearing or overshadowing impacts to the neighbouring property.

To the north, the development would be set in approximately 6m from the side boundary and would be partially screened by the existing bay window projection. As such, no overbearing or overshadowing effects would arise to the neighbouring dwelling to the north.

No new openings are proposed in the front extension, and the development would not give rise to overlooking or loss of privacy to neighbouring occupiers.

The rear extension would retain a separation distance of approximately 1.1m from the southern boundary, consistent with the existing garage arrangement. The extension would not project beyond the built line of the neighbouring dwelling to the south and would therefore not result in overbearing or overshadowing impacts.

To the north, the rear extension would be screened by the existing rear projection of the dwelling, ensuring no adverse residential amenity impacts to the neighbouring property.

Two new windows are proposed within the south elevation of the rear extension. These would be at ground-floor level, with a flank to flank separation distance of approximately 2.6m to the neighbouring dwelling. Given their ground-floor position and the separation distance, the windows would not result in overlooking or a loss of privacy.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1, D DM4 and the ADG.

PARKING

The site is within Parking Zone 4 and as per the Arun Parking Standards (APS), the dwelling is required to provide 2 parking spaces. Neither the existing nor the proposed garage would meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. As such, the proposed garage cannot be counted towards the parking provision.

Notwithstanding this, the private driveway provides sufficient space to accommodate at least one vehicle, and additional on-street parking opportunities exist within the vicinity. Given this availability, the shortfall in on-site parking provision relative to the APS would be acceptable in this instance and would not result in harm to highway safety or parking capacity in the local area.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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 drawings:

- Existing Location and Site Plan 01
- Proposed Site and Roof Plans 02
- Existing and Proposed Floor Plans 03
- Proposed Elevations 05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.