

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

REF NO: R/43/21/HH

LOCATION: Iluka
22 Broadmark Lane
Rustington
BN16 2HJ

PROPOSAL: Single store attached garage to side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

No objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Rustington Parish Council: No objection

WSCC(ROW/Strategic/Highways): Dimension of the garage does not meet parking standards
LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 109), and that there are no transport grounds to resist the proposal.

POLICY CONTEXT

Within built up area.

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:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and Rustington Parish Design statement and Rustington Neighbourhood Plan - policy 2. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposal includes erection of single storey garage to the side of the dwelling. The side wall with entrance gate is already in situ. The proposed garage will extend along the high boundary wall by 5.39m in depth and 2.70m high with flat roof.

As such the alteration is not considered to result in the dwelling appearing significantly out of character for the area as there is already a precedent for works of this nature. Materials of the extension would match the host dwelling and garage door would be inserted in the elevation. The works are considered to be subservient and well integrated with the host dwelling. The proposal does not alter the appearance of the dwelling in the street scene; as the side garages are the common feature within the street context. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The site is on the corner of the Broadmark Lane and the proposal does not have impact on the residential amenities of the surrounding dwellings. The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Highways have been consulted on this application. The dimensions of the garage does not meet the requirements for parking a vehicle. Overall no objection has been raised on the highway safety grounds, Officer response to the comments are that application site already benefits from off street parking and the garage could be utilised for domestic purposes.

SUMMARY

The 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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
 Site & location plan S301
 Proposed south elevation plan P203
 Proposed front elevation plan P202
 Proposed ground floor plan P201

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