

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

REF NO: R/4/21/HH

LOCATION: 36 Hawke Close
Rustington
BN16 2AT

PROPOSAL: Ground floor single storey rear extension and front porch and raising of garage roof to match existing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a ground floor single storey extension, front porch and raise the garage roof to match the existing.

The materials used to construct this proposal will be similar to the existing. The walls will be constructed from face brickwork, the roof will be single ply membrane to the flat roof, the windows will be UPVC double-glazed with a grey finish and the doors will be UPVC with a white finish and bi-fold doors with a grey finish.

The porch at the front of the property will be 8.18m to the northern boundary and 7.40m to the east. The ground floor single storey extension will be 0.78m to the eastern boundary, 11.81m to the south and 10.05m to the west.

At the northern elevation the porch will have a maximum height of 3.22m and length of 1.65m, at this elevation the garage roof height will also be increased by 0.35m. The single storey ground floor extension at the south elevation has a height of 2.71m and length of 5.83m. A window will be located at this elevation measuring 1.14m in height and 2.4m in length, the door will measure 1.9m in height and 0.9m in length. On the original host dwelling a new window and bi-fold doors will be constructed. At the west elevation the extension will measure 5.57m in length and height of 2.9m. Bi-fold doors will be constructed at this elevation measuring 3.49m in length and 1.97m in height, another window will be located on the host dwelling at this elevation. At the east elevation a window will be located here measuring 1.16m in length and height of 0.31m.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

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)
DSP1	D SP1 Design

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development 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 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front of the property and will be visible from the street scene and the wider area due to its siting at the front and rear, and therefore will have an impact on the character and appearance of the area. Due to the single storey extension and use of materials used to construct the proposal which match the existing dwelling, the addition of a porch to front and rear single storey extension isn't considered to have a harmful impact on the character of the street scene.

The proposed development has a maximum height 2.90m which brings the projection to a total height of 5.83m and length of 5.83m which brings the projection to a total length of 14.57m. The single storey rear extension and porch uses materials which are similar to the host dwelling and is of good design, due to

these factors the extension is considered to appear subservient to, and well integrated with the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM(1), D DM4(a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is situated at the front and rear of the property and due to the design considerations such as materials, roof height and window locations, it is proposed to be well integrated into the host dwelling. As shown within the plans the roof height of the single storey extension will be 3.05m below the main dwelling, as a result this shows that the extension is subservient in its scale and is not considered to overpower the host dwelling.

The single storey front extension will be 0.78m to the eastern boundary, 11.81m to the south and 10.05m to the west. The porch at the front of the property will be 8.18m to the north and 7.40m to the east. With regard to potential for loss of privacy there are no openings proposed that provide any harmful overlooking into neighbouring properties. The windows and doors located at the south and west elevations show there to be significant boundaries between neighbouring properties as well as the proposal being of single storey nature, therefore providing no overlooking impacts. The window located at the eastern boundary has a smaller boundary of 0.78m, this window will not result in any significant overlooking impacts and is not a justified reason for refusal.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed 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.

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 block 36 HC - 203A
- Proposed elevations 36 HC - 206A

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 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.