

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

REF NO: R/50/20/HH

LOCATION: 47 Priory Road
Rustington
BN16 3PZ

PROPOSAL: Side extension over garage, single storey rear extension and front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a side extension over the existing garage, a single storey rear extension, and a front porch.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council
Parish Council - No objection.

1 letter of objection:

- Are windows situated at each end? If there were to be future development, views would be blocked.
- How far back does the side extension extend to the rear?

Officer's response to comments raised:

Windows are situated to front/rear elevations. The side extension meets the rear elevation of the existing ground floor side projection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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
SDSP2	SD SP2 Built-up Area Boundary

[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**

In this case, the key policies are deemed to be 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 application seeks extensions to the Eastern, Northern and Western elevations of the dwelling. The Western extension, to the rear, will not be visible in the public realm as a result of the host dwelling acting as screening between this element of the proposal and the street scene.

The porch will be visible from the street scene, and would be the first of its kind along the four dwellings that the dwelling is sited within. Whilst the porch in principle is out of character with the area, it is considered it is of a good design, and acceptable form. Resultant of these factors, the porch is not considered to result in any significantly harmful impact upon the host dwelling, or the locality.

The side extension projects from the Northern elevation of the dwelling, which will be visible from the street scene. Whilst it is noted the extension would have an impact upon the spatial pattern of the locality, there is not considered to be a uniform pattern along the street scene and, there is no harm upon this spatial pattern identified. The extension appears well integrated with the dwelling, and have no significant harm upon the locality.

The development is in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development does not result in any significant impact by way of overshadowing or overbearing of adjacent occupiers. This is due to the scale and siting of the extensions. The porch is sited to the front of the dwelling, and does not result in a loss of light to the dwellings to the North, or South. The rear extension measures 2.8m high, when adjacent to the application site boundary, however, as it projects only 2.2m from the rear of the dwelling, it does not have any significantly harmful impact on the occupiers of the neighbouring dwelling. There is no loss of privacy resulting from the development, in that the openings do not provide views that are not currently available.

The development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development accords with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 site plan - 1034_101 - 05.03.20
- Proposed plans - 1017_201 - 24.02.20
- Proposed Elevations - 1034_301 - 28.02.20 - Rev. A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the external walls of the front porch, and details (including colour) of the cladding of the development have been submitted to and

approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.