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

REF NO: R/50/21/HH

LOCATION: 1 North Court Close
Rustington
Littlehampton
BN16 3HZ

PROPOSAL: Window replacement and enlarging existing door opening to install French Doors in the rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The site forms part of the row of terrace houses located on the North Court Close.

Permission has been sought for replacement of existing window and enlarging existing door opening to install French doors in the ground floor rear elevation.

REPRESENTATIONS

Parish Council: No objection

No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Boundary
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

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE
The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Rustington Parish has made a Neighbourhood Plan but there is not direct relevance to this application.

VISUAL AMENITY
The window replacement and enlarging door opening to install French Doors in the rear elevation would not significantly alter the appearance of the dwelling. The similar alterations to the dwelling could be carried out under the provisions of Permitted Development Class A. Internal alterations to the dwelling does not require planning permission.

The alterations to the dwelling does not appear to harm the character of the area nor the street scene. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTAIL AMENITY
Enlarging the existing door opening would not result in additional overlooking into adjoining properties. It would only afford view into the rear of rear garden area.

The development is not considered to harm neighbouring amenity by way of overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

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 Plan
Block Plan
Proposed un-numbered Ground Floor Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.