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

**REF NO:** R/53/23/HH

**LOCATION:** 30 Glenville Road
Rustington
BN16 2EA

**PROPOSAL:** **Single storey rear extension, finish external walls of dwelling with coloured composite cladding and re-roof tiles with slate/plain tile following the demolition of existing rear conservatory.**

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear extension to replace an existing conservatory, to re-roof the dwelling with slate tiling, and apply weatherboard cladding to the elevations.

## REPRESENTATIONS

Rustington Parish Council - No objection.

No representations from nearby occupiers.

### CONSULTATION RESPONSES RECEIVED:

None.

### 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:

| | |
|---|---|
| RDS | Rustington Design statement by Rustington Parish Council |
| SPD13 | Arun District Design Guide (SPD) January 2021 |

## CONCLUSIONS

PRINCIPLE

The key Development Plan policies relevant to this application are D DM1 & D DM4 of the Arun Local Plan (ALP), and Policy 2 of the Rustington Neighbourhood Development Plan (RNP).

Additionally, Section M of the Arun Design Guide and Character Area 6 of the Rustington Village Design Statement (RDS).

It is noted that the plans also include a hip-to-gable roof conversion and a side dormer. These components are explicitly noted as not being a part of this application and as such, do not form part of the assessment of this proposal.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension replaces the footprint of an existing single storey conservatory. It is minor in scale and would relate positively to the visual design of the overall proposal. The scale and siting of this component are visually subservient, sympathetic, and would result in an integrated design through the use of materials that match the rest of the proposal. The rear amenity space would be less than the recommended 10.5m minimum depth set out in Section M of the Arun Design Guide at 6m. However, it is replacing the footprint of an existing conservatory and would therefore, not have any additional adverse impact on the usability of this amenity space.

The proposed re-roofing to slate tiling would be a detraction from the more consistent use of clay tiling that is apparent in the area and noted within the Character Area 6 of the RDS. However, slate tiling is not absent within the locality, being found on No. 24 Shirley Close. The use of slate tiling would also not have such an adverse visual impact that it warrants refusal of the application.

Cladding the external walls of the dwelling will be a prominent visual alteration however, the neighbour dwelling (no. 19 Merton Avenue) features cladding to the front elevation so it would not appear visually discordant. Additionally, the area has a wide range of materials including a variety of painted renders, red brickwork, tile hanging, and painted brickwork. The introduction of cladding to this property would not cause any significant visually adverse impacts on the locality.

The proposal is compliant with relevant Development Plan policies D DM1(1)(14) & D DM4(a)(b) of the ALP, and Policy 2 of the RNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would not result in any significant increase in scale and would not intersect any neighbouring 45-degree light accessibility lines or 45-degree sightlines. It will not have any significantly adverse impacts by way of overbearing or overshadowing on any neighbouring properties. The proposed re-roofing and cladding would also not have any adverse impacts by way of overbearing or overshadowing on neighbouring properties.

There are no new viewpoints that are significantly different to those existing that form part of this proposal.

The proposal is in accordance with policies D DM1(3) & D DM4(c) of the ALP and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and 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

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 single storey rear extension, re-roofing, and cladding hereby approved shall be carried out in accordance with the following approved plans and subject to the Informative below:

- Location Plan (Accepted: 22/03/23).
- Proposed Ground Floor Plan (Dwg No. RT/GVR/03).
- Proposed Elevations & Section (Dwg No. RT/GVR/05).
- Site Plan (Accepted 22/03/23).

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.

4 INFORMATIVE: The granting of this permission only relates to the single storey rear extension, re-roofing, and cladding denoted on the plans. The hip to gable roof extension, Velux rooflights, and side dormer shown on the plans are not part of this application.