

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

REF NO: R/57/22/HH

LOCATION: 30 Hawke Close
Rustington
BN16 2AT

PROPOSAL: Erection of single storey rear extension, installation of front porch, part garage conversion to habitable use and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect, alter or install 4 No. components, they are as follows:

- To erect a single storey rear extension that is 11.3m in width, 5.3m in depth and 3m in height.
- To erect a front porch that is 3.55m in depth, 1.8m in width and 2.7m in height.
- To alter the existing garage roof by increasing its height to 3m from 2.3m.
- Make alterations to the front fenestrations including the installation of 2 No. rooflights on the front roof slope.

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)
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:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 & D DM4 of the Arun Local Plan, Policy 2 of the Rustington Neighbourhood Plan and Section M of the Arun Design Guide.

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 D SP1 requires development proposals to make efficient use of land and reflect characteristics of the site and local area such as layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Arun adopted a Design Guide which provides detailed guidance that will help raise design standards. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

Rustington has a made neighbourhood plan (RNP) and policy 2 is of relevance and states that proposals should have regard scale, density, massing, height, landscape design, layout and materials which reflect local architectural and historic character.

The RNP identifies this area as Character Area 5. The Rustington Village Design Statement recommends that brick and tile are materials that should be used in the development of properties. In this instance, whitewashed brickwork is a featured material. Brickwork and a white coloration is not out of character within the locality as many properties feature brickwork, white render and whitewashed brickwork to the front elevation. The proposal does not feature tile however felt roofs are not inappropriate given the nature of the works. Though not fully in coherence with the materials stated in the Village Design Statement, they are acceptable.

DESIGN AND VISUAL AMENITY

The single storey rear extension is approx. 5.3m in depth, 11.3m in width and 3m in height with a flat roof design and 2 No. rooflights. There is to be a section of this extension that is not internal and is only to be covered by the roof of the extension. This section is to the South-West of the extension and is approx. 2.7m in width and 5.3m in depth. The scale of the rear extension is large relative to the host dwelling, but the property retains a substantial rear garden amenity space and the proposal is sited appropriately. Though the scale of the rear extension is large it remains visually subservient to the host dwelling and consists of materials that are matching to those found at the rear elevation currently. It is to the rear of the dwelling and not visible from the street scene, as such it has no visual impact on the street scene.

There is to be a front porch extension that is approx. 3.6m in depth, 1.8m in width and 2.7m in height.

The scale of the porch is minor and it is to sit in line with the existing front projection and does not exceed the front elevation. It is sited in a location which many other dwellings in the locality feature a porch and is sited appropriately. The design remains visually subservient to the dwelling and is to consist of face brickwork, grey aluminium, and glass. Though grey aluminium is not a common feature in the locality, the porch would be coherent with the alterations to the ground floor front windows that are to be framed by grey aluminium. It will be visible from the street scene and, an alteration of materials that is not entirely consistent with the locality however, it will be a minor change and does not adversely effect the street scene, as such, it is acceptable.

The re-roofing of the garage is to provide extra roof height for a partial conversion of the garage into a utility room and dressing room. The roof is a flat design and includes a roof height increase of approx. 0.7m resulting in a height of 3m. This alteration is minor and is set back from the front elevation of the garage by approx. 3.2m. It would be visible within the street scene however, these views would be minimal. The front wall of this roof height increase is to consist of whitewashed brickwork which is not coherent with the existing garage front wall but would match the coloration of the garage door and as such would be visually integrated. This dwelling is part of a pair of bungalows that are mirrored in design. The visual impact on the front elevation would be minimal due to being set back from the front elevation but would contribute to a disruption of the paired design. Given its minor nature however, it is acceptable.

The alterations to the front fenestrations include the installation of 2 No. rooflights to the front roof slope, replacement of the front windows and to add cladding around the front elevation windows.

The installation of 2 No. rooflights are in an acceptable position and design, serving the entrance lobby below and have no negative visual impact on the street scene.

The replacement of the front windows is acceptable as they remain within the same position and are to be reframed with grey aluminium. Grey aluminium is not a common feature within the locality but it is an acceptable material choice and used on a minor scale that does not give rise to an unacceptable visual impact on the street scene.

The locality has many examples of dwellings that are of a similar design to the host property. The front elevations tend to feature cladding or hanging tile of white and brown coloration. Most properties with cladding to the front elevation have opted for white. In this instance, the cladding is to be of a wood (light brown). This is similar to other dwellings in the locality and it is not out of character. The cladding is not to the extent that it dominates the front elevation but it will disrupt the mirrored design of the pair of dwellings. The disruption, although prominent, does not have an adverse impact on the street scene.

The proposal is compliant with relevant Development Plan policies D DM1(1), D DM4(a)(b) & D SP1 of the Arun Local Plan, Policy 2 of the RNP and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The single storey rear extension does not intersect any neighbouring 60 degree sightlines or 45 degree light accessibility lines from neighbouring dwellings. This in line with Section M of the Arun Design Guide and as such, the rear extension does not give rise to any adverse impacts by way of overbearing or overshadowing on neighbouring dwellings. This component includes the introduction of some new rear viewpoints at ground floor level in the form of glass doors and windows. These look out to the rear garden and do not give rise to adverse impacts of overlooking.

Alterations to the garage roof include the increase in height of approx. 0.7m. The garage is to the North elevation and is met by the North neighbours garage which is of an identical design. The increase in height will have no adverse impact on the North neighbour dwelling as it is obscured by the neighbours

garage and it will not have any adverse impact by way of overbearing or overshadowing. It includes the installation of 1 No. rooflight that does not give rise to any adverse impacts of overlooking.

The front porch is of a scale and siting that does not give rise to any adverse impacts of overbearing or overshadowing or overlooking.

The nature and design of the alterations to the front fenestrations do not give rise to any adverse impacts of overbearing, overshadowing or overlooking on any neighbour dwellings.

By virtue of not being overbearing, overshadowing or overlooking on neighbour dwellings, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

PARKING

The proposal includes the partial conversion of the garage into habitable use. This would reduce the capacity of the garage significantly. The driveway leading up to the garage retains a depth of approx. 14.7m to the front of the property. This is sufficient space for a minimum of 2 No. cars. This area is parking behaviour zone 4 and requires and the property is to house 3 No. bedrooms. As such, the property requires only 1 No. parking space and remains compliant with the Arun Parking Standards.

SUMMARY

The proposal is compliant with the relevant Development Plan policies, Neighbourhood Plan policies and relevant sections of the Arun Design Guide. 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 development hereby approved shall be carried out in accordance with the following approved plans:

- Location and Block Plans (Dwg No. A05, Rev-1).
- Proposed North and South Elevations (Dwg No. A04, Rev-1).
- Proposed East and West Elevations (Dwg No. A03, Rev-1).
- Proposed Roof Plan (Dwg No. A02, Rev-1).
- Proposed Ground Floor Plan (Dwg No. A01, Rev-1).

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.