

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

REF NO: R/58/21/HH

LOCATION: St Denys
Wallace Road
Rustington
BN16 3JZ

PROPOSAL: Erection of single storey rear extension and front extension, following the demolition of existing conservatory and porch

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The proposal is for the erection of a single storey rear extension with flat roof and front extension (replacement of an existing) with a combination of gabled and flat roof. The materials used will be similar to those on the dwelling. The walls will be constructed from brickwork with windows and doors white uPVC.

The rear extension would replace a small utility room and a conservatory; would extend the kitchen and bedroom, would be 3m deep and 2.85 high (width of the host property). One small roof-light would be inserted to its flat roof, sliding doors and one casement window are on the rear elevation and one small (bathroom window) on the north-eastern elevation of the building.

The front extension would replace an existing full glazed with a flat roof. The porch would be enclosed with composite door and two side French windows on the both sides would be on the front elevation. The roof above would be flat on the sides (the height as proposed rear elevation) with gabled in the middle, extended as a canopy to the front. The height of the gabled part would be 3,45m.

The rear extension would extend a kitchen and bedroom and help to improve the layout of the host property. The porch would provide a toilet as well.

RESIDENTIAL DEVELOPMENT N/A
DENSITY (NET)**REPRESENTATIONS**

Rustington Parish Council: No objection.

No letters of objection received.

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
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

The Arun Design Guide Supplementary Planning Document (SPD) adopted on 25th January 2021 is a material consideration in the determination of applications. Part M which deals with Extensions requires the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form; privacy can be maintained by locating and designing windows to prevent overlooking. Extensions should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

DESIGN AND VISUAL AMENITY

The extensions would be to the rear and to the front as such the front extension/alteration would be visible from Wallace Road and would have an effect on the street-scene, however it is not considered that it would detract from the appearance of surrounding development and given the small scale of extension and material used the extensions would be in balance with the property and respect the established character of the street.

The proposal is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan, policy 2 of the Rustington Neighbourhood Development Plan and Arun Design Guide.

RESIDENTIAL AMENITY

The single storey rear extension would be 3m deep only, 0.75m from the shared boundary with No13 to the north-east and 1.24 from the shared boundary with La Corbierre to the south-west. The front extension would be almost the same depth as previous therefore the extensions due to their scale and due to the position of neighbouring dwellings would not have any adverse effect on neighbouring properties in terms of overshadowing, overlooking or overbearing.

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:

Block Plan;
Dwg No 01, Location Plan;
Dwg No102, Proposed Elevations;
Dwg No103, Floor and Roof Plans.

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.