

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

REF NO: R/60/21/HH

LOCATION: 51 Pigeonhouse Lane
Rustington
BN16 2BG

PROPOSAL: Single storey rear extension, internal and external alterations, and new detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Planning permission is sought for the erection of single storey rear extension, internal and external alterations of the host dwelling and erection of double depth detached garage. The existing garage abutting northern shared boundary would be demolished.

The materials used would be similar to those of the host dwelling. Existing family room would be extended on its northern side by 3.8m resulting in 7m deep and 5.5m wide eastern wing with over hanged gabled roof supported by powder coated steel posts, hemmed by 1.15m wide patio on the eastern side and 2.15m wide on southern which would lead to a larger patio of square shape (4.25m x 4.15m). The proposed extension would be 4.2 m height to the pitch and 2.6m to the eaves, two fixed roof-lights would be inserted to the roof (each to one side). Powder coated aluminium fixed French window and high level slot window are proposed on the northern elevation, cedar cladding in the between of powder coated aluminium sliding doors and fixed French window is proposed on the eastern elevation with a render infill above. The roof above proposed extension would be covered with plain concrete tiles, matching existing. The walls of proposed extension would be rendered with two course anthracite brick plinth on the bottom.

One fixed roof light would be inserted to the front roof plane of the host dwelling and one to the rear. All existing bay windows on the front and rear elevation would be replaced with casement timber windows; their width would be reduced. Cedar cladding is proposed at the first floor level of hipped front projection and perforated metal cladding on the both sides of front elevation of the main building with rendered piers on the sides. Ground floor, rear elevation and sides would be rendered.

The proposed double depth garage with a small workshop to

the rear would be situated on the southern side of the proposal dwelling within a distance of 1m from southern boundary, would be 17m deep, 3.5m wide and would be characterised by hipped roof 3.4m high to the pitch and 2.25 to the eaves. Garage gates are proposed to the front, case window to the rear and door on the northern elevation. The proposed garage would be rendered with two courses of masonry painted anthracite colour on the bottom, tiles to match existing.

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

[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
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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 proposed extension would be subservient to the host building and being to the rear of the property also means that it will not be visible in the street-scene. Therefore it would not compromise the spatial character of the area. The proposed garage due to its design, materials used and position would be screened by boundary treatment with a dense vegetation behind.

The proposed external alterations will change considerably the appearance of the host building, however the high quality materials proposed would guarantee that the proposed development would be visually integrated with existing building and would not detract from the local and wider area's character.

As a result the proposal would respond positively to the street scene, would not have a harmful impact upon the host dwelling, and therefore would accord 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 within a separation distance of 3m from the shared boundary with neighbouring dwelling to the north, and would be screened by the fence and given its separation distance of 10m from the neighbouring property, it is not considered that proposed single storey rear extension would have an adverse impact on the amenity of the neighbouring properties in terms of loss of sunlight, privacy or outlook.

The proposed garage would be situated within a distance of 1m from the shared boundary to the south, however on the other side of the fence is an access road to the neighbouring dwelling No 57 which would be within a distance of 28m from the proposed garage. Taking into account the above, the proposed development would 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 is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

FOR APPROVAL

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:

Dwg No 203108/06, Location and Block Plan;
Dwg No 203108/03, Rev A Proposed Floor Plans;
Dwg No 203108/04 Rev A, Proposed Elevations;
Dwg No 203108/05, Garage Details.

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.