

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

REF NO: R/60/26/HH

LOCATION: 14 Chaucer Avenue
Rustington
BN16 2PQ

PROPOSAL: Single storey side extension to replace the existing conservatory, and new rooflights. Removal of the existing chimney.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Rustington Parish Council - No objection.

No representation received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site includes a detached bungalow; the proposal is for a side extension, to replace the existing conservatory, two new rooflights on the existing rear projection and removal of the chimney.

Extending approximately 4m beyond the rear elevation, in line with the existing rear projection, and 1.3m beyond the eastern flank elevation, the extension would match the footprint of the existing conservatory. The extension would not be strictly in accordance with the Arun Design Guide (ADG) advice, in that it would project 0.7m beyond the advised 3.3m for the rear extension and it would not be set in from the side boundary by at least 1m. Given that the extension would not intrude on existing garden depth (which would leave a policy compliant 15m) and the extension replaces existing built form, the proposed extension would not result in harm to design or visual amenity.

The extension would be built to a height of 3m, with a flat roof and include a roof light. There are examples of flat roof extensions and outbuildings along Chaucer Avenue, as well as conservatories; the additional rooflights proposed on the rear projection and extension, as well as double doors proposed on the rear extension, would maintain the glazed, open nature of the extension, while reflecting the form of similar flat roof extensions and outbuildings in the locality. The extension would be subservient to the host dwelling and set down from the ridge of the rear projection, appearing as a logical extension.

The removal of the chimney would have little impact in regard to design and visual amenity; whilst most dwellings do have chimneys, the form, style and location are not uniform. The removal of the chimney would not result in harm to the visual amenity of the locality.

A larger window is proposed on the existing rear projection, as well as an additional window on the east elevation, following the removal of the store. Both windows are considered to be sympathetic in scale and design.

The proposal is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the orientation of the neighbouring dwelling, angled away from the application site, and given that the side extension would not project beyond the rear building line of 16 Chaucer Avenue, the proposal would not result in any harm by way of overbearing impacts, despite the greater height and bulk. 16 Chaucer Avenue has high level windows on its western flank, facing the application site, which would not be unduly affected by the proposed extension.

Both the host dwelling and 16 Chaucer Avenue benefit from south facing gardens. The extension would also be set down from the existing rear projection and would be screened entirely when viewed from the west. Given this, the proposal would not give rise to any unneighbourly impacts by way of overshadowing.

In regard to overlooking, the views achievable from the double doors proposed on the rear elevation would be of the rear garden only, resulting in no harm to neighbouring amenity by way of overlooking. The rooflights proposed would be set into the roof slopes, also resulting in no harm.

The proposal is in accordance with ALP policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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

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 Plan DPA 01
- Site and Roof Plans DPA 02
- Existing and Proposed Floor Plans DPA 03
- Existing Elevations DPA 04
- Proposed Elevations DPA 05 A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.