

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

REF NO: R/61/22/HH

LOCATION: Rustlings
14 Wendy Ridge
Rustington
BN16 3PJ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that is approx. 5m in depth, 6m in width and 3m in height.
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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:

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

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. Section M regards householder extensions. It states that 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. Section M illustrates the 45 and 60-degree lines which regard single storey rear extensions.

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 7. The Rustington Village Design Statement recognises this character as mostly terraced housing of brick construction. Whilst this appears true for the properties on the other side of the street, this is a semi-detached dwelling that has since be redesigned with a render finish to the external walls. The extension would be render which is appropriate.

DESIGN AND VISUAL AMENITY

The single storey rear extension is approx. 5m in depth, 6m in width and 3m in height with a flat roof design that also features 1 No. rooflight. The scale of the extension is large relative to the host dwelling, however, it remains visually subservient to the dwelling and it is not out of character within its locality as many large rear extensions can be found within the locality. It is to consist of matching materials to those found on the dwelling and consists of a visually integrated design. It is to the rear with minimal/no views from the wider street scene. As such, the proposal is will have no adverse visual 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 siting and scale of the development is such that the proposal does not intersect 60-degree sightlines or 45-degree light accessibility lines from the rear of any neighbouring dwellings. As such, the proposal does not give rise to any adverse impacts by way of overbearing or overshadowing on neighbour dwellings.

The rear extension is to feature a set of rear glass doors and 3 No. rear glass windows. These are to look out to the rear garden and do not give rise to any adverse impacts of overlooking.

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.

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:

- Block Plan DE 1009/06 P2.
- Proposed Floor Plans and Elevations DE 1009/03 P2.

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.