

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

REF NO: R/66/21/HH

LOCATION: 30 Harsfold Road
Rustington
BN16 2QE

PROPOSAL: Demolition of existing side lean-to extension and construction of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Demolition of existing lean-to side extension and construction of a rear full width single storey flat roof extension, 4.3m in depth.

RELEVANT SITE HISTORY

R/31/20/HH	Single storey side and rear extension forming extension to living area and new utility room.	ApproveConditionally 08-04-20
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REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer Zone SSSI

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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.

Rustington has a made town plan and policy 2 is of relevance to householder extensions.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. 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. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The proposed extension is to be located to the rear of the existing property protruding from the western elevation; the extension will contain additional kitchen dining space and a separate utility area. It is proposed to also remove an existing lean-to extension from the southern elevation, this was used as a utility area. The extension is of an appropriate size and scale for its intended use.

The eaves line of the proposed extension will be lower than the two-storey host dwelling however it will be slightly higher than the mono pitch side garage. A parapet wall construction is used to hide the flat roof, so it is not possible to determine exactly where the eaves line is. The proposed overall height of the extension is deemed appropriate in relation to the existing structures on site and the locality.

The extension is to be built of materials like those found on the host dwelling, however the style of the extension is a departure from the traditional form of the host dwelling. As the extension is to the rear of the property design guidance states that extension can be expressed through a wider variety of forms, and as such the proposed extension is thought to be acceptable.

A small portion, behind the mono pitched garage roof, will be visible when viewed the from the street scene, however this is thought to be insignificant. As the extension is to the rear of the property it is subservient to the existing dwelling and not detrimental to the streetscape. The space around the building will be similar to that currently present in the surrounding area.

With regards to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overshadowing and overbearing, the proposed extension will not impact on neighbouring properties. It is considered that the removal of the existing lean-to will improve the dwellings relationship with the neighbouring building to the south. Additionally, the proposed extension is thought to also adhere to the 45-degree rule with the southern neighbour. The proposed extension will encroach on the gap between the host dwelling and the property to the north. It has been noted that a 300mm gap has been retained. Additionally, it is noted that the proposed extension will be located adjacent to the northern neighbours' garage and as such any impacts from the proposed structure are deemed to be

insignificant, and the 45-degree rule not applicable in this instance.

The proposed extension is to have two new openings to the southern elevation, and one opening uncovered by the removal of the lean-to extension. As these are at ground floor level, they will not impact the neighbours to the south by means of loss of privacy. All other fenestration is to be located in the western elevation and as such will only have views over the private amenity space of the dwelling.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- HARSFOLD 01 Floor Plans
- HARSFOLD 02 Roof Plan
- HARSFOLD 03 Elevations
- HARSFOLD 04 Elevations
- HARSFOLD 05 Block and Location Plan

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

- 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.