

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

REF NO: R/67/21/HH

LOCATION: 57 Mill Lane
Rustington
BN16 3JP

PROPOSAL: Two storey extension to rear of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application site is a two storey detached dwelling on Mill Lane. The site contains single storey rear extension to the rear which would be demolished. This application seeks permission for a two storey rear extension. The extension would measure 4m in depth and it would extend across the full width of the house. The would encompass pitch roof and height of the extension would match the existing roof height. Materials to match the host dwelling.
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REPRESENTATIONS

Parish Council - No objection

Neighbours: No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Rustington has a made Neighbourhood Plan with policy NER2 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The extension would match the appearance of the dwelling in terms of design and materials. The extension would be sited at the rear and views would be limited from the public domain. Class M of the design guide states that rear additions are less visible from the street, tend to be less visually obtrusive than side the extensions. In case the extension would be lessor visible from the street scene. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The depth of rear extensions projects beyond 3.3m in depth and therefore the proposal conflicts with advice in the design guide. In this case proposal does not warrant refusal because no harm to the residential amenity could be demonstrated. Due to the detached nature of the plots and staggered layout the proposal does not appear to have significant impacts on neighbouring amenity in terms of loss of light or overshadowing. The building to the north is a pumping station.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure may 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:

Location & Block plan: PA-357-05
Proposed elevations & Sections: PA-357-07
Proposed floor plans: PA-357-06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 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.