

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

REF NO: R/70/21/HH

LOCATION: 4 Broadmark Avenue
Rustington
Littlehampton
West Sussex
BN16 2HQ

PROPOSAL: Erection of single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The site is a detached bungalow located on Broadmark Avenue in Flood Zone 1.

This application seeks planning consent for infill single storey rear extension.

The extension will measure 8.02m wide, 1.40m in depth on west boundary and 1.20m in depth on eastern boundary. The extension will encompass flat roof with projecting lantern 2.99m high approx.

Materials to match the host dwelling.

REPRESENTATIONS

Parish Council - No objection

No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundaries

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)
WDM2	W DM2 Flood Risk
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, DDM4 and WDM2 of the Arun Local Plan. The site is in Flood Zone 1 and it is low risk area; and residential dwellings are already in situ. Rustington has made neighbourhood plan and policy NER2 is applicable. The proposal complies with the adopted policies.

DESIGN AND VISUAL AMENITY

The development is infill extension with limited depth. The extension will be integrated in the host dwelling and materials will match. The extension would not be visible from the public domain. The proposal is not considered to have any adverse impact on the visual appearance of the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The site is detached dwelling and the extension is limited in depth. The proposal does not demonstrate any harm on the residential amenity and complies with Design Guide part M.

The development is not considered to cause harm neighbouring amenity due to its position or size 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 Liabie 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 :

Location plan
Proposed elevation & Site Plan: drawing no: 1121. 1
Proposed floor plans: drawing no: 1121.1

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.