

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

REF NO: R/84/19/HH

LOCATION: 10 West Mead
Rustington
BN16 2SL

PROPOSAL: Single storey infill extensions to house, additional cladding, new / alterations to rooflights and new doors to rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct single storey infill extensions to the dwelling, add additional cladding, alter and install rooflights, and install new doors on the rear elevation.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council

Parish Council - No objection.

2 letters of objection from nearby occupiers:

- The entrance/exit is onto West Mead.
- On-road parking is limited in the area.
- The proposed outbuilding should not be described as an garden studio, as it has potential for commercial use, and living accommodation.
- The proposed outbuilding is not in keeping with the surrounding area, or estate.
- The proposed outbuildings enterprise use could generate increased amount of traffic.

OFFICERS RESPONSE TO REPRESENTATIONS:

Noted. The proposed outbuilding was removed from the application, and the above objections refer to this aspect of the development only, and therefore, are not relevant.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

[Rustington Neighbourhood Plan 2014 Policy 2](#)

Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development Plan.

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 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

DESIGN AND VISUAL AMENITY

Whilst their siting is noted, the proposed side extension, and porch, are considered to be acceptable additions to the host dwelling, as a result of their design, and modest scale allowing them to have no significantly harmful impact upon the character or appearance of the host dwelling. The proposed rear infill extension is not visible from the street scene, as a result of the boundary treatment bordering the Southern boundary of the application site. As a result of this, this element of the proposal is not considered to have any significantly detrimental impact upon the character of the locality. Additionally, as a result of its modest scale and design, it is considered to be subservient to, and well integrated with, the host dwelling.

The proposed cladding, whilst it constitutes a change in appearance to the host dwelling, this is not considered to be a harmful one as it is not considered to have any significantly harmful impact upon the mixed character of the surrounding area.

The proposed development is not considered to have any significantly harmful impact upon the character of the host dwelling, or its wider locality, in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact upon the residential

amenities of neighbouring dwellings, by way of overshadowing or overbearing impact. This is as a result of their modest scale, and separation distance from said neighbouring dwellings. The proposed development also includes the installation of new openings into the host dwelling, it is considered that none of the new openings will give rise to any loss of privacy to adjacent occupiers. The roof lights on the Northern elevation are being relocated, however, this is not considered to significantly change the views available from said windows. Resultantly, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 - 181/0.001 - 05.04.2019 - Rev. 01
- Proposed Site Plan - 181/3.001 - 09.05.2019 - Rev. 06
- Proposed Ground Floor Plan - 181/3.101 - 05.04.2019 - Rev. 01
- Proposed First Floor Plan - 181/3.102 - 05.04.2019 - Rev. 01

- Proposed Elevations - 181/3.201 - 05.04.2019 - Rev. 01
- Proposed Side Elevations - 181/3.202 - 05.04.2019 - Rev. 01

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.