

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

REF NO: R/85/21/HH

LOCATION: 9 Cove Road
Rustington
BN16 2QW

PROPOSAL: Erection of part single and part two storey rear and side extension, garage conversion and alterations to fenestration/openings following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks permission for the erection of a part single and part two storey rear and side extension, garage conversion and alterations to fenestration/openings following the demolition of existing rear conservatory.

REPRESENTATIONS

Parish Council: No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
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, D DM4 and TSP1 of the Arun Local Plan. Rustington has a made Neighbourhood Plan and policy 2 with direct relevance to this application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The side extension which would be built above the garage and the roof profile would be altered incorporate a hipped roof. The development, whilst large, blends in with the built form of the dwelling. The proposal involves alterations to the fenestration pattern and removal of the garage door and insertion of a window.

The proposal does conflict with advised contained in Class M of the Design Guide because the side extension is built flush with the host dwelling; however this does not significantly alter the appearance nor it creates an terracing effect. It is noticed that street scene is characterised by similar types of alterations and extensions, the proposed development is not considered to have significant harm on the visual amenity of the street scene. The side extension and alterations would uplift the dwelling to provide more contemporary appearance which is supported by class M of the design guidance and NPPF. The part rear single rear extension would not visible from the public domain and therefore development would have lesser impact on the street scene. The existing materials are standard brick finish and rendered white finish has been proposed. Brisk finish and rendered finish is quite prominent finish within the street and some properties contain both.

The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The part two storey rear extension is limited in scale and approximately measures (2.78m in depth). The existing single storey extension measures 2.36m in depth and overall depth of the extension would measure 4.26m and height is below 3m with flat roof. However, up to 4m could be built under provisions of the permitted development.

In this case development does conflict with the class M design guide; whilst the refusal cannot be justified. The 45-degree line has been shown on the plans which does not indicate any loss of light or overbearing impact on the adjoining dwelling. The detached nature of the plots and distance from the boundary helps mitigate impact of the development. Therefore, no demonstrable harm is demonstrated to residential amenity. 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.

Parking

Garage conversion into habitable use would result in loss of f parking. The front driveway could facilitate additional parking space. Proposal complies with T SP1 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.

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:

Site plan - drawing number 9210123-RS-PL-01-1REV D

Existing and proposed first floor plan: drawing number 9210123-RS-PL-01-06REV D

Existing and proposed ground floor plan: drawing number 9210123-RS-PL-01-02REV D

Roof plan: drawing number 9210123-RS-PL-01-04 REV C

Proposed section: drawing number 9210123-RS-PL-01 - 05 REV C

Proposed and existing side elevations: drawing number 9210123-RS-PL-01- 07 REV C

Proposed external views : drawing number: 9210123-PLI-01-08

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.