

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

REF NO: R/86/19/HH

LOCATION: 6 Broadmark Avenue
Rustington
BN16 2HQ

PROPOSAL: Side and rear extensions and conversion of roofspace to habitable use to include 3 front and 2 rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to construct side and rear extensions, and covert the roofscape to habitable, by way of two rear, three front dormers and other roof alterations.

RELEVANT SITE HISTORY

R/349/87	Single storey rear extension	ApproveConditionally 29-12-87
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Rustington Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

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

The application seeks to remodel and modernise the host dwelling, by way of various alterations. The locality is host to a wide variety of dwelling designs and types, and therefore has a mixed character. As a result of the mixed character of the area, the proposed materials are considered to be acceptable.

Due to its position, the proposed roof alterations, from hipped, to barn hipped are readily visible from the street scene, and will alter the existing appearance of the dwelling. However, this change is not considered to have a significantly harmful impact upon the established character of the host dwelling, or its wider locality. This is because the locality is not considered to have a uniform spatial pattern, as a result of the inconsistent roof shapes that appear in this locality. Additionally, there are many examples of dormers on principle elevations on dwellings within the locality, which is also considered to help mitigate any potential impacts arising from the proposed development on the locality.

The proposed development is considered to result in a change of appearance of the host dwelling, as a result its scale, but it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design. The proposed side extension is readily visible from the street scene, as a result of its siting and scale. This is because it is proposed that the new roof will extend above this side extension, elongating the property at first floor level also. However, resultant of its relationship with the rest of the proposed development, in terms of scale and design, it is considered to be an acceptable addition to the host dwelling; well integrated with the rest of the proposed development.

Due to its location, the proposed rear extension is not visible from the street scene and therefore does

not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area. The maximum height of the proposed development is 3.35m from ground level, which then slopes down to approximately 2.4m at eaves level. This is approximately 3.05m lower than the existing ridge height of the host dwelling. Therefore, the proposed development is considered to appear subservient to the host dwelling, nor is it deemed to harm its established character.

Therefore, whilst it is noted that the majority of the proposed development conflicts with D DM4(b) of the Arun Local Plan, it is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan. Additionally, it is deemed that the proposal is also in accordance with Policy 2 of the Rustington Neighbourhood Development Plan, and on balance, the proposed development is acceptable in terms of design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is considered to be acceptable in terms of impact on occupiers of neighbouring dwellings, this is as a result of the proposed development not resulting in any significant overbearing or overshadowing of adjacent dwellings. This is as a result of the scale of the works, and the aspect to the dwellings. Whilst the proposal features windows, there are no windows proposed that result in any significant overlooking of neighbouring dwellings. The windows on the proposed rear dormers are over 20m from the Northern boundary of the application site. Therefore, 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:

- Existing Floor Plan & Elevations, Location and Block Plans - 183020 / 01 - April 19
- Proposed Floor Plans - 183020 / 02 - April 19
- Proposed Elevations - 183020 / 03 - April 19

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.