

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

REF NO: R/8/21/HH

LOCATION: 34 Frobisher Way
Rustington
BN16 2BB

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension at 34 Frobisher Way. The materials used to construct this proposal will be similar to the host dwelling, the walls will be rendered and the windows will be constructed from UPVC, the same as the host dwelling. The proposal will sit 12.53m to the western boundary and 1.14m to the southern boundary. At the rear elevation the proposal has a maximum height of 2.75m and length of 4.09m. A window will be located at this elevation measuring 2.41m in length and 0.96m in height.
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RELEVANT SITE HISTORY

R/241/20/HH	Rear extension including gable roof.	Withdrawn 26-01-21
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REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The key policies are 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 proposal will be situated to the rear of the property and will not be visible from the street scene and the wider area due to its siting at the rear, and therefore will not have an impact on the character and appearance of the area. Due to the single storey extension and use of materials used to construct the proposal which match the existing dwelling the rear single storey extension isn't considered to have a harmful impact on the character of the street scene.

The proposed development has a maximum height 2.75m which brings the projection to a total height of 5.18m and length of 4.09m which brings the projection to a total length of 11.85m. The single storey rear extension uses materials which are similar to the host dwelling and is of good design, due to these factors the extension is considered to appear subservient to, and well integrated with the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The extension is situated at the rear of the property and due to the design considerations such as materials, roof height and window locations, it is proposed to be well integrated into the host dwelling. As shown within the plans the roof height of the single storey extension will be 2.43m below the main dwelling, as a result this shows that the extension is subservient in its scale and is not considered to overpower the host dwelling.

The single storey front extension will be 12.53m to the western boundary and 1.14m to the south. With regard to potential for loss of privacy there are no openings proposed that provide any harmful overlooking into neighbouring properties. The window at the rear elevation looks out to the properties garden and has a significant boundary of 12.53m as well as the proposals single storey nature, meaning it doesn't provide any overlooking impacts to the neighbours of 34 Frobisher Way.

As such, 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 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:

- Location and block plan 001 Rev P5
- Proposed north and south elevation 023 Rev P6
- Proposed elevations and sections 022 Rev P6

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.