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Your Ref:

Our Ref: PAA/38/18/

Please ask for: Andrew Wood

01903 737768

11th April 2018

Dear Mr Brown

Pre-Application Advice

Side extension with room in roof
9 Park Drive Rustington

I write regarding the above matter and your enquiry received on 28th February 2018.

Description Of Proposed Development

From the details submitted I understand that you propose to construct.

- 1) A two storey side extension within the building lines of the current two storey element of the dwellinghouse. It would be approximately 5 metres wide creating a 12 metre frontage to the dwellinghouse,
- 2) to create a second storey served by velux windows within a newly extended roof which would extend the existing roof from a pyramidal roof to a pitched roof with hips at either end increasing its height from 7.2 metres to approximately 8.5 metres.
- 3) a ground floor extension to the rear of the property matching the current rear single storey extension on the north side of the rear of the property with a rear balcony above on the south side of the dwelling to the rear and It also appears that the ground floor garage to the north side would be replaced as part of this application however no dimensions have been provided.

Description Of Site

A detached two storey dwelling on a large plot with a single storey conservatory to the south side and a single storey garage to the north side.
The property has a 15 metre rear garden and a 10 metre front garden with a driveway to the rear.
The local area is a residential area in Rustington.

Amenity

PRINCIPLE:

The site is located within the built-up area where the principle of development is acceptable,

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subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within Arun District Local Plan Policies GEN7 and DEV19 and the Rustington Neighbourhood Plan which seek to prevent development that would have an adverse impact upon visual and residential amenities.

AMENITY

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- (ii) the extension is visually subservient to the main building;
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- (iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- (v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extension(s) being visually integrated with the existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building in its own right when viewed from the applicants garden.

In considering whether an extension has adverse overshadowing/loss of light or overbearing impact, extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure.

RESIDENTIAL AMENITY

The proposal is not considered to adversely affect the primary habitable room windows of neighbouring properties and would not cause unacceptable overlooking, overbearing impact or loss of light subject to a condition that the balcony was screened at the sides with a 1.8 metre obscure glazed panels.

The proposed two storey and roof extension would not have an unacceptable impact on the neighbouring properties in terms of privacy, loss of light or overbearing impact.

There is a particular concern that without a 1.8 metre privacy screen on the sides of the balcony that overlooking and loss of privacy would impact significantly on the flats at Herne Court immediately to the south.

VISUAL AMENITY

The proposal is a significant extension of the existing dwellinghouse increasing the height and the area of roof facing the street frontage.

The proposal would not be subservient to the existing dwellinghouse and there are no properties along the street with a similar frontage and height across the width of the roofline such that the property would be out of character within the existing street scene.

The applicant may wish to consider reducing the overall bulk of the roof by fully hipping the roof and by setting the two storey extension back from the front elevation with a rear elevation in line

with the location shown on the plans of the back elevation of the balcony.

The proposal is not considered to generally reflect the character of the locality and the host dwellinghouse and would not be sympathetic with and would unacceptably harm the character of the wider area.

For the above reasons while the proposal is not considered to be visually subservient to the existing dwelling house nor the character of the area and therefore contrary to this aspect of Policy DEV19 and GEN 7 (ii) in particular with respect to the acceptability of the design and its impact within the wider area.

SUMMARY

The proposed development is considered unacceptable by reason of;

1) The conflict of the overall bulk and scale of the proposed extensions at first and roof level with policy DEV 19 (ii) in that the extensions would not be subservient to the existing buildings and out of character in the street scene policy GEN 7 (ii), DEV 19 (i) and (v) and policy NER 2 of the Rustington Neighbourhood Plan.

Relevant Planning History

R/243/17/HH	Two storey side extension, rear single storey extension with balcony over, extend side garage. Raise the ridge & alteration to roof shape to create 3No. dormers in roof space.	Withdrawn 31-01-2018
R/180/84	Conservatory	ApproveConditionally 25-07-1984

Comments On Site History

A previous application for a side extension and roof extension including dormers in the front of the property was withdrawn when facing refusal on grounds off being out of character with the existing street scene.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	DEV19 GEN2 GEN7 RDS	Extensions to existing residential buildings Built-up Area Boundary The Form of New Development Rustington Design statement by Rustington Parish Council
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) SD SP2 Built-Up Area Boundary	
Rustington Neighbourhood Plan 2014 Policy 2	Housing Design	
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance
Supplementary Guidance:	RDS	Rustington Design statement by Rustington Parish Council

Other Considerations

No other considerations are relevant to this proposal.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30 unless this has already been included in the fee you have already paid.

Conclusion

Based on the above comments I conclude that were an application for planning permission/ to be submitted it would be likely to be refused for the following reasons;

- 1) The proposed rear balcony would not comply with policy DEV 19 (iii) and policy GEN 7 (iv) of the Arun District Local Plan with respect to the loss of residential amenity caused.
- 2) The conflict of the overall bulk and scale of the proposed extensions at first and roof level with policy DEV 19 (ii) in that the extensions would not be subservient to the existing buildings and policy GEN 7 (ii), DEV 19 (i) and (v) and policy NER 2 of the Rustington Neighbourhood Plan in that the proposed building would be out of character with the wider local area.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Completed and Signed Application Form
Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site /Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the council has a Householder Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

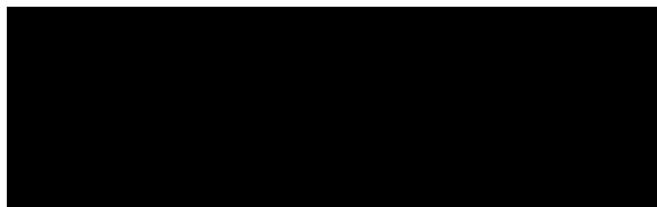
You must consider the Flood Zone 1. Your application should take into account standing advice from the Environment Agency in relation to new development.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given

about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

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