

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

REF NO: R/94/22/HH

LOCATION: 3 Drewetts Close
Rustington
BN16 3TL

PROPOSAL: Erection of single story rear extension and conversion of garage to habitable use following the demolition of existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that is approx. 8.1m in width, 3m in depth, and 2.9m in height. It also seeks the partial conversion of the garage for habitable use.
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REPRESENTATIONS

Rustington Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council (ADC) Tree Officer - No response.

OFFICER COMMENTS

No trees will be harmed by this proposal.

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

RDS	Rustington Design statement by Rustington Parish Council
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D SP1, D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide. Policy 2 of the Rustington Neighbourhood Development Plan (RNP) and the Rustington Village Design Statement are also relevant.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. Principles relevant to this proposal include: Character, Appearance, Impact 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 D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. Characteristics relevant to this proposal include scale, massing, character, materials, finish, and architectural details.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M regards side extension and states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours.

Policy 2 of the Rustington Neighbourhood Development Plan (RNP) is of relevance and states that proposals should have regard to scale, density, massing, height, landscape design, layout, and materials which local architectural and historic character.

The RNP identifies this area as Character Area 10. The Rustington Village Design Statement states that some existing dwellings feature mock Georgian features and tend to consist of materials such as tile, brick, render and uPVC. In utilising brick and uPVC, the proposal utilises appropriate materials. Although the proposal introduces aluminium framed doors and coping, this remains an acceptable material despite not being noted within the Rustington Village Design Statement.

DESIGN AND VISUAL AMENITY

The proposed rear extension is to be approx. 8.1m in width, 3m in depth, and 2.9m in height with a flat roof design and 1 No. rooflight. This extension is the full width of the rear elevation and is to replace an existing conservatory. The scale of the rear extension is acceptable, remaining visually subservient to the host dwelling. It is also to consist of materials that are either matching to the existing or an acceptable addition, resulting in a visually integrated design. These are to be matching brickwork and uPVC windows, and aluminium frame doors and coping.

The rear extension is sited appropriately is not visible from the front, as such, it will have no visual impact on the wider street scene. The area features multiple single storey rear extensions of similar scales, this is not out of character within its locality.

This application also includes a partial conversion of the garage for habitable use as a utility room. The area of this conversion is approx. 1.7m in depth and 2.7m in width, retaining approx. 4.2m of depth and

2.7m in width of garage space. The proposed utility room would provide a high standard of amenity and is an acceptable alteration.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan, Policy 2 of the RNP and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension is of a scale and siting that does not intersect any 45- degree light accessibility lines or 60- degree rear sightlines. As such, it gives no rise to any adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

There are to be 1 No. set of rear glass doors and 1 No. rear ground floor window. These look out to the rear garden amenity space and give no rise to any adverse impacts by way of overlooking.

The proposed partial conversion of the garage into habitable use results in no external alterations and as such, gives no rise to any adverse impacts by way of overbearing, overshadowing, or overlooking on any neighbouring dwellings.

The proposal is compliant with relevant Development Plan policies D DM1(3), D DM4(c) & Section M of the Arun Design Guide.

PARKING

The proposed partial conversion of the garage to habitable use results in a retained garage space of approx. 4.2m in depth and 2.7m in width. Section I of the Arun Design Guide states that the standard garage parking space should be 6m in depth and 3m in width. This is not an adequate parking space size. The site is located within Parking Zone 4 and homes 3 No. bedrooms. As such, the site should be able to occupy 2 No. parking spaces. The driveway to the front of dwelling is large and provides sufficient parking availability for the site.

SUMMARY

The proposal is compliant with relevant Development Plan policies and additional design guidance. As such, it 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.

CIL DETAILS

This application is not CIL Liable.

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:

- Proposed Plans, Section and Elevations 02A.

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.