

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

**REF NO:** R/94/25/HH

**LOCATION:** Seascape  
5 West Mead  
Rustington  
BN16 2SL

**PROPOSAL:** Removal of existing flat roof garage and replacement with a pitched roof extension, new attached double garage and a detached car port. Alterations to existing fenestration. Roof alterations including amending the existing rear shed dormer to a flat roof dormer and the front facing shed dormer to a gabled dormer plus incorporation of rooflights.

**SITE AND SURROUNDINGS**

**DESCRIPTION OF APPLICATION** As above.

**REPRESENTATIONS**

Rustington Parish Council - No objection.

1 letter of representation from nearby occupiers, key comments noted.

- West facing dormer extension increases the number of windows and size of window.
- This increases the glass area facing the rear garden and east facing rooms of 47 Pigeonhouse Lane.
- The dormer replacement and/or extension is a significant increase in size which will dominate the view and of us being overlooked.

Comments noted and will be addressed in the conclusions section.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Within an area with potentially high groundwater levels.

**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)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

## SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site is a detached dwelling located at the end of West Mead. The application seeks to remove the existing flat roof garage and to replace it with a pitched roof extension, the construction of a new attached double garage and a detached car port and alterations to existing fenestration. Roof alterations are also proposed, including amending the existing western facing dormer to a flat roof dormer and the east facing dormer to a pitched roof dormer. Two rooflights are also proposed within the eastern roof slope. Given the corner location and shape of the site, the works are not highly visible in the street scene.

It is noted that some of the plans have an incorrect north arrow. The elevations and proposed block plan have accurate representation of the north arrow and therefore, the drawings are acceptable.

The proposed double garage extension to the north of the dwelling would have a width of 6.6m and a depth of 7.7m. The maximum height of garage would measure 5.1m and the height to eaves would measure approx. 2.1m. A door is proposed to the south (side) elevation of the garage. The garage would have a pitched roof with a roof light. The roof tiles are to match existing. The walls of the garage would feature white render to match the existing dwelling and a garage door to the front (east) elevation. The double garage is well integrated with the host dwelling and would be finished in materials that are similar to the host dwelling in accordance with policy D DM4 of the Arun Local Plan (ALP).

Section M of the Design Guide relates to householder extensions. The proposal complies with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing are also appropriate.

The proposed car port would be to the front of the property, to the north, closer to the entrance to the site. The car port would have a maximum height of 4.5m with a grey slate tile to the roof to match the existing garage. The height of the structure is acceptable, given the presence of tall trees and similar car ports/outbuildings to the front of properties along this road. Given the design of the car port and the existing site circumstances, the structure would not be unduly prominent. The materials consist of an oak frame open on all sides and grey slate tiles to match. These materials are overall in keeping with the character of the property. The car port therefore complies with policy D DM1 of the Arun Local Plan and the Arun Design Guide (ADG).

The existing dormer within the eastern roof slope is to be converted to a pitched roof dormer of a lesser width. The front dormer would be proportionately positioned within the front roof plane and will measure approx. 3.3m wide x 3.5m deep x 3.2m high. The pitched roofed dormer would appear well integrated with the roofscape of the dwelling. The walls of the dormer will feature cream cladding, and the roof will feature grey slate tiles matching that of the existing dwelling.

Whilst not strictly a front dormer, the proposed dormer within the eastern roof slope would partly face the street scene due to the orientation of the site. Part M of ADG requires front dormers to be centrally located and to not adversely impact the original character and appearance of the building and its surrounding area. Whilst the front dormer would alter the original character of the property, there are multiple examples of front dormers within the street scene and the proposed dormer would replace an existing dormer within the eastern roof slope. Additionally, the main roof ridge height of the host dwelling is retained, and the development does not project beyond the original footprint of the property which

minimises any visual harm on the locality. The dormer reflects the character and appearance of the host dwelling, and the materials would match the existing, as such, the visual impact is acceptable.

Two rooflights are proposed to the eastern roof slope of the dwelling. The rooflights would be proportionate in scale and number and would not result in any harm in this regard.

The proposed dormer within the western roof slope would be larger in width than the existing dormer which it would replace, and the roof will be altered to feature a flat roof. The dormer will now measure approx. 2.1m in depth, 5.5m in width and 1.9m in height. Windows serving the bathroom are proposed within the dormer. The walls of the dormer would be finished in grey slate tiles to match the existing roof of the dwelling, and the dormer will feature a flat roof. The proposed development would alter the original character of the property, however the main roof ridge height would be retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality, which complies with the Arun Design Guide (ADG). Overall, the proposed works would alter the character of the property, however, it is noted that the proposed dormer would replace a dormer of a similar design and scale and the area is varied in terms of roof alterations and extensions. Therefore, the proposal would not appear out of character.

Overall, the alterations to the roof of the dwelling would alter the character of the dwelling in terms of its scale and massing, however the proposed roof extensions would extend over the existing built form and given the varied character of the street scene, the proposed development is acceptable. The proposed extensions would be large in scale, however given the orientation of the site the proposed extensions would not appear prominent within the street scene. The extensions would be of a design which would reflect the character and appearance of the host dwelling. The proposed car port would be visible from the street scene, however it is noted that there are a number of detached garages and similar to the front of neighbouring properties. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

#### RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The car port would be in the northern corner of the property's front garden amenity and would be positioned adjacent the neighbouring dwelling outbuilding and a good distance from the property's neighbours. As such, the car part would not impact neighbouring residential amenity in terms of overshadowing, overbearing or loss of privacy.

Due to the scale and siting of the proposed single storey side extension, there would be an intersection of neighbouring 60-degree sightlines and 45-degree light accessibility lines when taken from the neighbour to the east. Given the presence of the existing boundary fence, that the side extension would replace an existing garage and the height of the eaves of the side extension, the proposed side extension would not result in harm to the neighbour to the east by way of overbearing or overshadowing impacts. The fenestration proposed within the side extension will have an outlook of the front and rear garden amenity of the property and will not result in any overlooking.

The proposed single storey garage extension to the northern elevation of the host dwelling would be set in from the northern and western boundaries by 1.2m, and the neighbouring properties to the north and west are located some distance from the shared boundary with the application site. As such, given the spacing maintained between the extension and neighbouring properties and the eaves height of the garage extension, the proposed garage extension would not result in overbearing or overshadowing impacts to neighbouring properties. A door is proposed within the southern elevation of the garage, with

garage doors and a high level window within the western elevation, facing the street scene. The proposed garage would not result in any overlooking.

The dormer within the eastern roof slope will feature high level glazing within the eastern elevation. The altered dormer will be lesser in width than the existing dormer and will have no overbearing or overshadowing impacts on the neighbouring dwelling to the east, as it will be set in 6.7m from the eastern site boundary. Given that the existing dormer already features fenestration facing this neighbour, and the fenestration would have an outlook over the frontages serving the neighbouring dwellings to the east, the proposed fenestration will not result in any additional overlooking impacts and are acceptable. Given the siting of the proposed rooflights, the rooflights would not result in any overlooking.

The proposed dormer within the western roof slope would be contained within the existing western roof slope and would not result in overshadowing or overbearing impacts to neighbouring properties as it is set in 3.2m from the western boundary. As such, the proposed dormer would not result in harm to neighbouring properties by way of overbearing or overshadowing impacts. The windows proposed within the western dormer are indicated to be obscurely glazed on the submitted plans. The proposed windows would serve a bathroom, and given that additional windows are proposed when compared to the existing situation, a condition will be attached to this planning permission to require the bathroom windows shall be obscurely glazed and non-openable below 1.7m above the internal finished floor level, to prevent unacceptable overlooking from occurring.

The proposal would include additional glazing within the rear, southern facing gable end, at first floor level. Given that there is existing first floor level fenestration within the gable facing to the south, the proposed fenestration would not offer significantly different views to those already available from the existing fenestration. As such, the proposed additional first floor level glazing within the southern elevation would not result in unacceptable overlooking. The other alterations to fenestration are at ground floor level. Given that there is fenestration currently along all elevations, the proposed fenestration will not result in any additional overlooking or overbearing impact and are acceptable.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it does not result in unduly harmful adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

#### **PARKING**

The Parking SPD outlines that garages should measure 3m x 6m to accommodate a vehicle. The application site is located within Parking Zone 4 and as per the Arun Parking Standards, the dwelling both as existing and proposed is required to provide 2 parking spaces.

The proposed carport is able to accommodate 2 parking spaces, and the proposed garage is also able to accommodate parking spaces. The loss of the existing garage space to habitable accommodation is acceptable as it would not result in any further loss of parking provision on site in this instance and there are four parking spaces available on site.

#### **SUMMARY**

The proposal is in accordance with relevant Development Plan policies and as such, is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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:

- Location Plan P001.
- Proposed Block Plan P002.
- Proposed Ground Floor Plan P008.
- Proposed First Floor Plan P009.
- Proposed Roof Plan P010.
- Proposed North and East Elevations P011.
- Proposed South and West Elevations P012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The windows within the proposed dormer to the western roof slope shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Arun Local Plan policy D DM1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.