

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

REF NO: R/230/23/HH

LOCATION: 27 Preston Paddock
Rustington
BN16 2AA

PROPOSAL: Front and rear single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension and a single storey front extension.
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REPRESENTATIONS

Rustington Parish Council - No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The key Development Plan policies relevant to this proposal are D DM1 & D DM4 of the Arun Local Plan (ALP) and Policy 2 of the Rustington Neighbourhood Development Plan (RNP).

Section M of the Arun Design Guide and Charcater Area 5 of the Rustington Village Design Statement (RVDS) also provide design guidance of relevance.

CHARACTER & DESIGN

The proposed extensions are single storey, featuring a combination of pitched and flat roof designs and low overall height. They would both maintain the existing eaves height of the dwelling and would be shallow in depth, but longer in width. The front extension would remain set back from an existing front gable ended projection, set back a substantial distance from the street, and would respond to the existing features and opening of the front elevation. The rear extension would not be visible from the wider locality.

Both components would remain visually subservient to the host dwelling and by virtue of their form and choice of materials, would remain integrated with the host dwelling and sympathetic to its character.

The proposals would have no adverse visual impact on the character of the locality and are in accordance with the principles set out by Section M of the Arun Design Guide and Character Area 5 of the RVDS.

The proposal is in accordance with policies D DM1 & D DM4 of the ALP, and Policy 2 of the RNP.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the proposals are such that they would not intersect any 45-degree sightlines or light accessibility lines from any neighbouring dwellings. There would also be no new viewpoints that are significantly different to the existing, and they would remain at ground-floor level with internal views only.

By virtue of not giving rise to any significantly adverse impacts by way of overshadowing, overbearing, or overlooking on neighbouring properties, the proposals are in accordance with policies D DM1 & D DM4 of the ALP.

SUMMARY

The proposals are in accordance with relevant Development Plan policies and as such, they are 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:

- Block Plan 23/54/3.
- Location Plan 23/54/4.
- Existing and Proposed Plans and Elevations (Dwg No. 23/54/1).

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 materials and finishes of the external walls and roof (excluding the flat roof section) of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 & D DM4.

4 **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.