R/103/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey extension to lounge and dining area, new entrance porch & new garage. 22 North Lane, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be to the rear of the dwelling and will measure approximately; 3.9m in depth and 8.6m in width with a false hipped roof to a maximum height of approximately 3.4m. The proposed porch will measure approximately; 1.8m in depth and 1.8m in width with a false hipped roof to a maximum height of approximately 3.4m. The garage will replace an existing garage to the east of the dwelling and will measure approximately; 6m in length and 4.5m in depth also with a flat hipped roof to a maximum height of approximately 3.4m. The application also makes provision for a widening of the existing dropped kerb which does not require planning permission in this case.
SITE AREA	Approximately 0.047 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly raised above the road.
TREES	A few trees up to approximately 3m in height that will be unaffected by this application.
BOUNDARY TREATMENT	The site is kept by 1.8m high close boarded fencing.
SITE CHARACTERISTICS	A single storey detached dwelling formed of cream painted brick with a brown plain tiled hipped roof. There is an existing garage and summerhouse in the rear garden, with sheds to the north of the dwelling.
CHARACTER OF LOCALITY	A residential road comprising similar style detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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CONCLUSIONS

The site lies on a corner plot with an existing driveway entrance off Acre Close. This access will be retained and enlarged to serve the proposed replacement garage.

This new garage will be located approximately 3m further south than that existing, therefore closer to the neighbouring dwelling of 10 Acre Close. However it is not considered to cause any adverse effects on residential amenity due to its flat hipped roof nature and a lack of windows in the adjacent west elevation section of No. 10 Acre Close.

This proposed garage is not considered to be obtrusive on the street scene due to it being set back from the road by approximately 7m and is not considered to be out of character with either the existing dwelling or surrounding area.

The proposed single storey extension will be to the rear of the dwelling and is considered to be visually subservient and in-keeping in style and design with the existing dwelling. It will extend across the full width of the dwelling and will project approximately 3.9m east but is not considered to cause any adverse effects on neighbouring residential amenity due to No. 20 North Lane having a similar rear extension.

There will be one domed rooflight in this rear extension that is also considered acceptable due to the presence of a false pitch to the roof.

Finally, the replacement front porch is considered to be relatively small and acceptable in terms of style, design and siting.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

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Single storey extension to lounge and dining area, new entrance porch & new garage

22 North Lane
Rustington

RECOMMENDATION

Approve Conditions

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 materials and finishes of the external walls and roof of the extensions and garage hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.