

R/106/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Extension and alterations to form a new end of terrace dwelling house and new boundary works, access and parking 62 Worthing Road, Rustington
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to demolish the existing side extension and to construct a new end of terrace dwelling house.
SITE AREA	0.0164 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	61 dwellings per hectare
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Fencing and mature hedging to side. Hedging to front.
SITE CHARACTERISTICS	End of terrace house, painted brick and large single storey side flat roof extension. Front porch with tiled roof.
CHARACTER OF LOCALITY	Residential area of terraced houses and semi-detached houses. To the side is an electricity sub-station.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/248/88	Outline application for one 2 -bedroom bungalow.	Refused 3/10/88
R/91/05	Erection of a 2-bedroom chalet bungalow	Refused 18/5/05
R/222/05	Erection of a chalet dwelling (Resubmission R/91/05)	Refused 28/10/05
R/181/06	Erection of two-storey dwelling	Refused 16/8/06
~~R/230/06~~	~~Erection of two-storey dwelling~~	~~Documents returned.~~

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objections
Local Groups	None
One letter of objection	Same position as previous refusals. Will cut out light from

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	neighbours and overlook. The access will be difficult.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection. Car parking is retained for the existing property and its proposed for the new dwelling.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class 'B' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN7
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPS 3 - Housing PPG 13 - Transport

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on neighbours, the street scene and the residential amenities of the proposed dwelling.
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COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is not considered that the dwelling would cut out light or create direct overlooking as the property to the rear is approximately 40m away. <i>County highways have no objection</i>
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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 the amended plans provide sufficient amenity space for both the existing and proposed dwelling and the design is in keeping with existing terrace and therefore there is no visual harm on the street scene.

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.

CONCLUSIONS

There have been various applications for a dwelling in this position. All of which have been refused.

This proposal is for a design which is in keeping by providing an end of terrace house. The previous application provided no car parking, however, in this proposal one car parking space is provided for the existing dwelling and one for the proposed.

The revised layout plans provide sufficient amenity space for both the existing and proposed residents.

This application has, therefore, overcome all the previous objections on the site. It is therefore recommended that the application is approved subject to the conditions set out overleaf.



RECOMMENDATION

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TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: R/106/07/

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To Addressee

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Site Address

62 Worthing Road
Rustington

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Description of Development

Extension and alterations to form a new end of terrace dwellinghouse and new boundary works and access/parking.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing terrace.

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.

CONDITION 3 This permission relates to the amended layout plan submitted on 4th June 2007 and not to the layout plan originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

CONDITION 4 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

INFORMATIVE: The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, NE17

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs S Leeson