**R/10/06/**

# PLANNING APPLICATIONS REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Single storey extension to rear and roof conversion with dormer window to rear.<br>61 Fircroft Crescent, Rustington. |

## THE SITE AND ITS SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | As above. The proposed extension will measure approximately; 4.2m in depth and 7.7m in length with a flat roof to a maximum height of approximately 2.7m. The rear dormer will measure approximately 3m in width. |
| SITE AREA | Approximately 0.06 ha. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | The site is set slightly lower than the road. |
| TREES | Various trees on site, with one up to approximately 8m in height, that will be unaffected by this application. |
| BOUNDARY TREATMENT | The rear of the dwelling is bounded by 1.8m close-boarded fencing on all sides with bushes up to approximately 3m in the north. |
| SITE CHARACTERISTICS | A single storey detached dwelling formed of red brick with a brown pantiled low eaves pitched roof. There is also a semi-detached single garage to the northeast. |
| CHARACTER OF LOCALITY | A residential road comprising 1 and 1½ storey bungalows of individual style and design. To the north is the main railway line with superstores beyond. |

## RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

## REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Rustington Parish Council | ~~Awaited~~ No objection. |
| Local Groups | None |
| Others | None |

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

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## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
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| Within Built-up Area Boundary |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : 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

~~None~~ 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.

## CONCLUSIONS

Both the proposed single storey extension and the addition of a first floor dormer window are considered to be visually subservient to the existing dwelling, and relating sympathetically in both style and design. The proposals are not considered to be obtrusive on the street scene

**CONCLUSIONS**

due to their location at the rear of the property on a corner plot with adequate boundary screening. Further, the proposals are not considered to be out of character with the surrounding area due to other nearby dwellings having loft conversions. This includes no. 63 next-door which has roof lights rather than a dormer window.

Both the proposed extension and roof conversion will be to the rear of the dwelling that faces out over the railway line with superstores beyond. There is therefore no potential for residential amenity to be harmed in a northerly direction.

There will be no overlooking from the proposed window in the northwest elevation due to it facing directly into the side of the semi-detached garage. Further, the proposed side-door in the southeast elevation is not considered to cause any adverse overlooking due to there being adequate boundary screening.

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.

**RUSTINGTON** R/10/06/

Single storey extension to rear and roof conversion with dormer window to rear.

61 Fircroft Crescent
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).