

**PLANNING APPLICATION REPORT**

**REF NO:** R/111/11/

**LOCATION:** 61 Chaucer Avenue  
Rustington

**PROPOSAL:** Side and rear extension

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above. The proposal is for an L-shaped single-storey flat roof extension along part of the southern elevation and the entire eastern elevation of the existing dwelling.                                                                                                                                                                                                                                                                                     |
| SITE AREA                   | Approximately 267 square metres.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| TOPOGRAPHY                  | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| TREES                       | No trees will be affected although the proposal will involve the removal of existing hedging on the southern boundary.                                                                                                                                                                                                                                                                                                                                          |
| BOUNDARY TREATMENT          | The side and rear boundaries are marked by approximately 1.8 metre high timber fencing which is flanked, in most places, by hedging and shrubbery of a similar height.                                                                                                                                                                                                                                                                                          |
| SITE CHARACTERISTICS        | The site is occupied by a semi-detached bungalow dwelling which has red/brown brick elevation walls and a tiled, hipped roof. There are existing flat roof extensions on the southern and eastern boundaries which would be replaced by the proposed extension.                                                                                                                                                                                                 |
| CHARACTER OF LOCALITY       | The site is located on a residential road which is characterised by semi-detached bungalow dwellings, a number of which have had single-storey extensions made to the side and/or rear. Dwellings are set back from the road with open or low walled frontages and grass verging helping to produce an open and spacious characteristic. Properties are served by a private access road to the rear which can be reached from various points on Chaucer Avenue. |

**RELEVANT SITE HISTORY**

None.

**REPRESENTATIONS**

**Representations received:**

Rustington Parish Council

No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

**Consultations responses received:**

None.

**Comments on Consultation responses:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Within Built-Up Area

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

**PLANNING POLICY GUIDANCE**

PPS1

Delivering Sustainable Development

**SUPPLEMENTARY POLICY GUIDANCE**

EPDS

Rustington Village Design Statement by  
Rustington PC

**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.

**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 the 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**

The proposed extension will be set back from the frontage of the building and is of a modest scale. It will therefore have no significant visual impact on the street scene. It is noted that a number of nearby dwellings, including the neighbouring properties to the south and north, have single-storey flat roof extensions to the side and rear and it is therefore considered that the proposal is in-keeping with the character and appearance of the surrounding area.

It is considered that the proposal relates sympathetically towards the existing dwelling in terms of scale as its roof height is below that of the existing buildings and its other proportions are not as great, ensuring visual subservience towards the existing dwelling is maintained. Whilst the flat roof design does not relate as well to the existing dwelling as a pitched roof structure would, the low visual impact of the structure and the fact that it is subservient to the existing dwelling prevent this from leading to the structure detracting from the established overall appearance of the dwelling and from appearing incongruous or awkward.

With regards to the amenities of neighbouring residents, the proposal will be built up to the southern site boundary but this boundary adjoins an access road and it is not considered that the structure will appear overbearing towards the neighbouring dwelling. In any case, the low profile of the structure, assisted through the use of a flat roof, will prevent any harmful levels of overshadowing towards neighbouring properties from occurring. All new windows will be at ground floor level and, as such, views from them towards neighbouring properties will be interrupted by existing site boundary treatment, safeguarding the privacy of neighbouring residents.

It is therefore recommended that the application is approved, subject to the following conditions.

#### **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:-

1128;  
1128/01/01;  
1128/01/02;  
1128/01/03;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

#### **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**

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.