

PLANNING APPLICATION REPORT

REF NO: R/118/09/

LOCATION: Marnell Cottage
Stonefields
Rustington

PROPOSAL: Rear Conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension will measure approximately 5.2m x 5.2m x 2.9m high.
SITE AREA	Approximately 358 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear boundary approximately 1.8m high wooden fencing, the side boundaries are enclosed by approximately 1.6m high wooden fencing and trellis.
SITE CHARACTERISTICS	Detached single storey property. Rendered elevations, slate pyrimiddle hipped roof. Detached flat roof prefabricated garage to west elevation.
CHARACTER OF LOCALITY	The site is located within a residential area within a cul-de-sac. Mix of types and styles of bungalows within close proximity.

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 the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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 or legislative background.

CONCLUSIONS

The proposed application seeks permission for a conservatory to the rear of the existing property. Given the rear location of the addition the proposal will not be viewed within the street scene and will therefore not impact upon the character and appearance of the surrounding residential area.

The proposed addition is to maintain a distance of approximately 4m from the nearest boundary to the west adjoining the rear gardens of No.22 and No.24 Ash Lane. The boundary treatment is approximately 1.6m high which is considered to partially screen the proposal and therefore minimise unacceptable loss of amenity to the adjoining neighbouring properties. The proposed fenestrations will be at ground floor level and will therefore not result in demonstrable overlooking as any views from the addition will be screened by the existing boundary treatment enclosing the rear garden.

It is therefore recommended that the application be 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 **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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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