

PLANNING APPLICATION REPORT

REF NO: R/123/10/

LOCATION: 92 North Lane
Rustington

PROPOSAL: Proposed pitched roof rear extension to form 3 no. bedrooms and bathroom and demolition of existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The rear extension would measure approximately 3.7m in depth x 7.9m in width x 6.2m in height. The flat roof dormer to the north roof slope would measure approximately 3.2m in width x 3m in depth x 2.4m in height.
SITE AREA	Approximately 520 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes up from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to the front of the site.
SITE CHARACTERISTICS	Detached single storey dwelling, red brick and render elevations, hipped red tiled roof. Garage to south elevation adjoining neighbouring garage.
CHARACTER OF LOCALITY	Sited within a residential area, mix of types and styles of 1 and 2 storey dwellings within close proximity of the site. Flat roof dormer to southern roof slope of No.90 North Lane.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington Parish Council:
Objection;

Overdevelopment in relation to the area of the site. Would make it increasingly difficult for the Local Planning Authority to resist similar proposals within the vicinity. The cumulative effect would alter the character of the area.

Comments on Representations received:

The proposed site is considered to be of an acceptable size to accommodate the proposed extension without detriment to the amenity of the current occupants of the dwelling. Each

application is considered upon its own merits and its individual impact upon the existing dwelling, the neighbouring properties, and the appearance of the surrounding area.

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

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

PLANNING

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

PLANNING

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

PRINCIPLE

The proposed application seeks permission for a rear extension, 1No. flat roof dormer to the north roof slopes and 3 No. roof lights in the front and side roof slopes to form living accommodation within the roof space. It is noted that the neighbouring property No.90 North Lane has an existing flat roof dormer within the southern roof slope which is set back from the principal elevation and is

not prominent in the street scene.

VISUAL AMENITY

The proposed rear extension would form a hip to gable roof to the rear elevation. While this alters the design of the rear elevation, its height and overall dimensions ensure that it would appear visually integrated with the host property. The proposed flat roof dormer would be set back from the principal roof slope by some 5m which together with its height, width and depth would ensure that it is not a prominent feature within the street scene and would be largely screened when viewing the dwelling to north and south of the site from the public domain. This therefore is considered to minimise its impact upon the street scene, ensuring it does not detract from the established character of the surrounding area.

RESIDENTIAL AMENITY

The proposed dormer to the north roof slope would include 2No. fanlight windows which are to be obscure glazed, therefore they are not considered to give rise to unacceptable overlooking of the neighbouring property No.94 North Lane. The proposed rooflights to the southern elevation would face to the flank roof elevation of No.90 North Lane with the lower rooflight being obscure glazed thereby ensuring that they would not give rise to unacceptable overlooking of the adjoining dwelling.

SUMMARY

The proposed extensions would not detract from the character and appearance of the host dwelling given their design and scale. The proposal would not result in direct overlooking of the neighbouring dwellings, however it is considered prudent to require the windows within the side dormer to remain obscure glazed in their entirety.

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 This permission relates to the following approved plans;

Drawing No. 10510 2A of 2 and Drawing No. 10510 1A of 2.

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 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 The dormer windows at 1st floor level on the north elevation of the dwelling shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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.