

R/125/06/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Installation of Velux window in roof of annexe. The Coach House, Claigmar Road, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed roof window will be in the east elevation of the annexe.
SITE AREA	Approximately 0.04 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The front of the dwelling is kept by a 1m high flint wall with 1.8m high close boarded fencing to the east. The rear is kept by 1.8m high close boarded fencing.
SITE CHARACTERISTICS	A two storey detached dwelling formed of red brick walls and a red plain tiled pitched roof with front gable pitch and rear dormers. The annexe is 1½ storey and formed of flint and red brick walls with a red plain tiled pitched roof. There are three existing rooflights in the east elevation of the annexe.
CHARACTER OF LOCALITY	A residential road comprising two storey semi-detached dwellings of individual style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/48/00/	Outline planning permission for the erection of single 4-bedroom detached dwelling with integral garage.	Approved Conditionally 12-05-2000
R/201/00/	New dwelling.	Approved Conditionally 30-01-2001
R/176/01/	Conversion of coach house to granny annexe for use in conjunction with new dwelling.	Approved Conditionally 01-10-2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection.
Local Groups	None
Others	None

R/125/06/**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : GEN2, 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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> 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.
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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.
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R/125/06/**CONCLUSIONS**

The plans relating to this application refer to the construction of a glazed link between the main dwelling and the annexe. However, this can be built under permitted development, and this application will therefore only deal with the proposed rooflight in the annexe.

This rooflight will replace an existing rooflight currently positioned slightly higher than that proposed. It is therefore not considered to be out of character with the existing building. Further, there are two other existing rooflights in the east roof elevation.

The annexe is located to the rear of The Coach House, set back from nearby roads by approximately 20m. This proposal is therefore not considered to be obtrusive on the street scene.

In terms of residential amenity, it is not considered that this proposed rooflight will cause any adverse overlooking due to there being a distance of approximately 18m to the neighbouring dwelling to the east.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not be considered detrimentally harm the residential amenities of any neighbouring property.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

RUSTINGTON

R/125/06/

Installation of Velux window in roof of
annexe

The Coach House
Claigmar Road
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).

