## PLANNING APPLICATION REPORT

**REF NO:** **R/140/11/**

**LOCATION:** 26 Jubilee Avenue
Rustington

**PROPOSAL:** Single storey rear extension

### SITE AND SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above. The extension would be 'L' shaped and measure approximately 5.9m in depth along the southern flank and 3.1m in depth along the northern flank x 6m in width x 2.8m in height. |
| SITE AREA | Approx. 315 square metres. |
| RESIDENTIAL DEVELOPMENT DEN | N/A |
| TOPOGRAPHY | Predominantly flat |
| TREES | None of any significance affected by the proposed development. |
| BOUNDARY TREATMENT | Close board timber fencing approximately 2m to southern boundary, timber fencing to northern boundary approximately 1.6m in height. |
| SITE CHARACTERISTICS | Semi detached 2 storey dwelling, red brick elevations and hipped red tiled roof. Mono-pitch section to front elevation and conservatory to rear. |
| CHARACTER OF LOCALITY | Residential cul-de-sac, which is characterised by 2 storey semi detached dwellings. |

### 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:
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

The application seeks permission for a single storey flat roof extension to the rear elevation of the dwelling. The site is located within the built-up area boundary in which the development is acceptable in principle.

The proposal is for a single storey flat roof extension to the rear of the property. This Council has adopted the 45 degree rule for the determining of Planning Applications to the rear of properties to ensure that extensions do not seriously affect a neighbour's outlook or daylight. In this case, the proposal complies with the 45 degree rule given the depth of the neighbouring single storey extension which is similar in scale to that proposed and the orientation of the proposed extension.

Due to the proposal largely reflecting the neighbouring extension to the north together with its single storey nature it is considered that there will be no undue adverse effect upon neighbouring properties by reason of an overbearing affect or overshadowing. It is considered therefore that this proposal is acceptable from a neighbouring amenity point of view.

From a visual consideration of the extension, the proposal will not be seen from any public view point, and therefore there will be no adverse effect on the visual amenities of the locality.

It is 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 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 and 1:500 location plans; Existing details 01 (May 2011) and Proposals 02 (May 2011).

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.