

PLANNING APPLICATION REPORT**REF NO:** R/143/11/**LOCATION:** 80 North Lane
Rustintgon**PROPOSAL:** Erect white PVCu double glazed conservatory to rear, with brick base to match existing**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above, to measure approximately 4.2m in width x 3.2m in height x 3.2m in depth. The proposed extension is not considered to require planning permission by virtue of the Town and Country (General Permitted Development) Order 1995 (as amended).
SITE AREA	Approx. 724 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Sites slopes up from highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close board timber fencing and trellis to south side boundary, approximately 3m in height. Close board fencing to north boundary, approximately 2m in height. Close board fencing and brick piers to front boundary, approximately 1.8m in height.
SITE CHARACTERISTICS	Detached 2 storey dwelling, rendered elevations on red brick plinth. Hipped red tiled roof, with gable section to front and flat roof dormers in front and rear roof slopes. Detached garage to side, abutting southern boundary, hipped tiled roof and rendered elevations.
CHARACTER OF LOCALITY	Sited along a Class C Road, mix of residential properties within the locality.

RELEVANT SITE HISTORY

R/12/96	Proposed alterations and extensions to existing house and garage	Approve Cond 01-03-1996
None		

R/114/96

Proposed alterations and extensions to
existing house and garage (amendment to
R/12/96)

Approve Cond
09-07-1996

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:

[GEN7](#)
[DEV19](#)

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington
Parish Council

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 conservatory to the rear elevation of the dwelling. The proposed extension would not be readily visible within the street scene given its single storey nature and screening of the host dwelling. As such it would have no detrimental impact upon the character of the locality.

The proposed addition maintains a distance of approximately 1m from the nearest shared boundary, therefore given that the extension is a single storey glazed structure it would have no detrimental impact upon the amenity of the adjoining sites.

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 Location Plan; 1:500 Block Plan; Existing Plan and Elevations and Proposed Plan and Elevations.

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

R/143/11/

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