

PLANNING APPLICATION REPORT**REF NO:** R/147/08/**LOCATION:** 4 Amberley Road
Rustington**PROPOSAL:** Demolition of detached garden building & replacement with rear extension**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The garden store to be demolished is situated to rear and measures approximately 4.5 metres in length, approximately 3 metres in width and approximately 4 metres in height.

The proposed rear extension will be approximately 6 metres in length, approximately 3.7 metres in width and approximately 4.1 metres in height. It will be constructed from materials that match the dwellinghouse.

SITE AREA

Approximately 0.062 of a hectare.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The front boundary is open whilst the rear has close boarded fencing at approximately 1.8 metres in height and mixed species trees and bushes commonly exceeding 1.5 metres in height.

SITE CHARACTERISTICS

A chalet bungalow with smooth rendered elevations which are painted beige. The roof is hipped with plain brown roof tiles. There is a front, side and rear dormer.

CHARACTER OF LOCALITY

Residential in character with bungalows and chalet bungalows in the area. Also present is a two storey thatched cottage within sight of the property.

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:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	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

This application seeks approval for the demolition of a detached garden store which is currently located to the side rear of the property. The application offers a single storey rear extension which is attached to the dwellinghouse and occupies a section of the footprint occupied by the garden store. The dimensions of the extension including a length at approximately 6 metres ensure that it remains visually subservient and is actually set further from the southern boundary at a distance of approximately 1.2 metres than the current garden store.

The garden store to be demolished has been assessed as being in a state of disrepair and therefore the intended extension replacement will be an aesthetic improvement. Indeed, efforts have been made to visually integrate the attached extension with the dwellinghouse including materials such as plain roof tiles to match existing. Whilst the extension can be viewed from the road, it is set back at a distance of approximately 20 metres.

Further, the rear boundary treatment which consists of close boarded fencing at approximately 1.8 metres is considered sufficient to shield the bulk of the extension. Consequently, it is considered that the extension is unlikely to give rise to any adverse effects including overshadowing, overlooking, overbearing or loss of privacy. If such effects are caused, then they are unlikely to be at a demonstrable level of harm.

Whilst it is recognised that there have been many additions to the property already in the form of three dormers, this extension is considered appropriate given the residential character of the area.

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

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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture to those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.