

R/154/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Demolition of existing lean-to/extension & erection of single storey extension to rear. 13 & 15 Jubilee Avenue, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is a dual application for a pair of semi detached dwellings. Proposed single storey rear extension to both properties which extend the width of the properties and each has a sloping roof over the extension.
SITE AREA	Site area combined for both properties is approximately 459 square metres.
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	The rear boundaries of each property a mix of low walling, fencing and hedging and the rear boundaries are a mix of walling and fencing at approximately 1.5 – 1.8m in height.
SITE CHARACTERISTICS	The properties are two storey semi detached properties with red brick elevations and hipped roof with brown ridge tiles and each has a bay window and porch to front as well as existing rear extensions.
CHARACTER OF LOCALITY	The Character of the area is predominantly residential and consists of similar style semi detached properties with brick elevations there is a mix of flat and pitched roofs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/249/79	Infill extend existing porch. (number 13)	Approved conditionally 24-10-1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	The exact position of public sewer must be determined in the vicinity of the site by the applicant before the layout of the proposed development is finalised.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : DEV19
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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

Plan and copy of letter will be attached to the decision notice.
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COMMENT ON REPRESENTATIONS RECEIVED

None

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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

R/154/07**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 site is situated within an area which is predominantly residential and consists of similar style semi detached properties with brick elevations there is a mix of flat and pitched roofs. The proposal seeks planning permission for similar style single storey rear extensions to a pair of semi detached dwellings.

The proposed extensions are considered to be of an acceptable design and scale in relation to each dwelling. Each property currently has a single storey rear extension to be replaced by the proposed. The increase in the footprint of the dwellings is therefore relatively small and the maximum height of each is 3.2m and 3.7m and the height and increase in footprint is such that they are considered to maintain visual subservience to the main dwelling.

The inclusion of a sloping roof over each extension is considered to aid the proposals visual integration with the property and with a condition to ensure that the bricks match existing it is considered that the extensions will sympathetically relate to the properties.

The maximum height of the extensions coupled with the distances from the neighbouring properties is considered to be adequate to preclude any adverse overshadowing or overbearing affect. Further, due to the extensions being single storey it is not considered that they would result in adverse overlooking to any neighbouring dwelling.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

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



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: R/154/07/

1**To Addressee****2****Site Address**

13 & 15 Jubilee Avenue
Rustington

3**Description of Development**

Demolition of existing lean-to/extension & erection of single storey extension at rear

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 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 buildings.

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.

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: DEV1, LOC1, CH1

LOCAL PLAN: 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.

INFORMATIVE: The applicant's attention is drawn to the letter and plan attached from Southern Water.

Case Officer: Miss K Brocklebank