

## REPORT UPDATE

Application No: R/163/09/

### Reason for the Update / Changes

Reason for Update/Changes:

Amended recommendation and conditions.

Officers Comment:

It is noted that the proposed materials are indicated on the submitted plans. There is, therefore no need for the condition No.2 within the recommendation on page66 of the agenda and therefore has been deleted.

An additional condition is attached in line with government legislation relating to the approved plan numbers.

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

**Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.**

**R/163/09/**

### PLANNING APPLICATION REPORT

**REF NO:** R/163/09/

**LOCATION:** 6 Central Avenue  
Rustington  
Littlehampton

**PROPOSAL:** Loft conversion and rear extension (re-submission following R/91/09/)

#### **SITE AND SURROUNDINGS**

##### DESCRIPTION OF APPLICATION

The proposed single storey flat roof extension to the rear will measure approximately 2.6m x 5.1m x 2.9m high.

The existing roof of the property is to be extended to either side to create a ½ hipped roof.

|                             |                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | 2 pitched roof dormers are proposed to the front elevation and 2 pitched roof dormers and a flat roof dormer section to the rear roof elevation                                                                                                                                                                                                      |
| SITE AREA                   | Approximately 553 square metres                                                                                                                                                                                                                                                                                                                      |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                                                                  |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                                                                                                   |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                                                                                                           |
| BOUNDARY TREATMENT          | Hedging to the front of the site, timber fencing to the sides approximately 1m high rising up to 1.8m high to the rear. Rear enclosed by approximately 1.8m high timber fencing.                                                                                                                                                                     |
| SITE CHARACTERISTICS        | Single storey detached property. White painted brick walls, hipped red tiled roof, gable porch section to front of the property. Detached flat roof garage to the rear.                                                                                                                                                                              |
| CHARACTER OF LOCALITY       | The site is located within a private residential area. Mix of types and styles of single storey properties, some with roof extensions. Property opposite the site has existing pitched roof dormers and others within the street have existing dormers. Adjoining property to the south has a flat roof dormer extending across the rear roof slope. |

#### RELEVANT SITE HISTORY

|          |                                                          |                       |
|----------|----------------------------------------------------------|-----------------------|
| R/91/09/ | Loft conversion, rear extension and internal alterations | Refused<br>28-07-2009 |
|----------|----------------------------------------------------------|-----------------------|

#### REPRESENTATIONS

##### **Representations received:**

Rustington Parish Council

Objection: Overbearing upon the neighbouring property No.4, detrimental to their visual amenity and quiet enjoyment.

##### **Comments on Representations received:**

Comments noted. The proposal does not increase the height of the dwelling and the single storey flat roof addition will be largely screened by the existing boundary treatment. The development is therefore not considered to impact any further upon the neighbouring amenity by way of the overbearing to that of the existing dwelling.

#### CONSULTATIONS

##### **Consultations responses received:**

None

##### **Comments on Consultation responses:**

None

## **POLICY CONTEXT**

Designation applicable to site:  
Within the Built-up Area Boundary

## **DEVELOPMENT PLAN POLICIES**

South East Plan:

|                           |                       |                                              |
|---------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | Extensions to existing residential buildings |

## **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.

## **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 or legislative background.

## **CONCLUSIONS**

### **Principle**

The proposed application is a re-submission following a previously refused application R/91/09. The proposal seeks permission for alterations to the existing roof to create 1st floor accommodation and a rear single storey extension. The proposal would form a half hipped roof in place of the existing hipped roof; 2 pitch roof dormers to the front roof elevation and 2 pitched roof dormers and a flat roof dormer section to the rear roof elevation.

### **Visual Amenity**

The proposed application seeks to address the previous reasons for refusal by reducing the size of the front dormers and lowering the ridge height of the front dormers below that of the existing ridge height of the property to ensure that the extensions are in keeping with neighbouring properties. The proposal also reduces the extent of the roof section forming a half hipped roof. The front dormers and roof alterations are therefore considered to relate sympathetically and appear visually subservient to the existing dwelling. The rear dormers will not be viewed within the

street scene and therefore will not impact upon the character of the existing dwelling nor the surrounding residential area.

#### **Residential Amenity**

The rear dormers will face towards the rear garden and garage compound for the flats to the rear of the site some 20m from the proposal and therefore are not considered to give rise to unacceptable overlooking of the neighbouring properties. The front dormers will overlook the street scene with the property opposite the site being some 25m from the proposal which is considered to mitigate unacceptable overlooking.

#### **Summary**

The proposed additions given their reduced design and scale to that of the previous application R/91/09 are considered to be in keeping with the surrounding area with many properties having existing roof extensions and alterations. The proposal is not considered to result in unacceptable loss of amenity to the neighbouring properties by way of the overbearing affect, loss of light or overlooking.

It is therefore 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 No windows shall be constructed in the cheeks of the dormer windows hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 3 This permission relates to the following plans drawings no.s 910/01/01, 910/01/02/D, 910/01/03/D, 910/01/04/C.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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

LOCAL PLAN: GEN2, 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.