

APPLICATION REF: R/164/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Single storey extension and alterations to existing property, 22 Cheam Road, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension will measure approximately 5.6m in width, 7m in depth and will be 4.8m in height.
SITE AREA	Approximately 720 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	West boundary has close boarded fencing approximately 1.8m in height, north boundary has close boarded fencing + hedging approximately 1.8m – 2m in height, south and east boundaries have dwarf brick wall + hedging 1.5m – 2.5m in height.
SITE CHARACTERISTICS	Detached bungalow with glazed porch. The walls have red brickwork with a red tiled roof.
CHARACTER OF LOCALITY	Residential area, predominantly detached bungalows of a similar style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/33/54	Bungalow and garage.	Approved/Conditionally 06-04-1954.
R/157/63	Extension to enlarge property into two semi-detached dwellings.	Refused 21-06-1963.
R/26/64	Extension to convert into two semi-detached bungalows.	Refused 06-03-1964.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council 1 Letter of Representation	No objection. Will the building follow the existing footprint? Will the building be extended further west than the present structure? Will the north side of the plan be used as an outer layer? Will the pitched roof be higher than the existing flat roof structure?

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, GEN7, DEV19.

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted – The new extension will be sited on the same footprint as the existing structure and will not project any further to the western boundary. The pitched roof of the new extension will be approximately 700mm higher than the existing structure. Depending on the structure of the existing wall this could be maintained but this will be dealt with at the Building Regulations stage and is not a planning consideration.

ASSESSMENT OF PROPOSAL**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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 proposed extension will be sited to the boundary on the north elevation of the building and will

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CONCLUSIONS

replace the existing garage structure. The style, design and height of the extension is considered acceptable and is visually subservient to the main building.

Although the extension will be higher than the existing structure it is not considered that the proposal will be overbearing on the neighbouring property No 20 and with the absence of windows on the north side elevation and adequate boundary screening it is not considered that it will create any adverse overshadowing, overlooking or loss of privacy.

Due to its single storey height it is not considered that the extension would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

RUSTINGTON

R/164/06/

Proposed single storey extensions &
alterations to existing property.

22 Cheam Road
Rustington

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from 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 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 This permission relates to the plans as submitted and amended by substitute plans dated 14th July, 2006.

Reason: For the avoidance of doubt.

