PLANNING APPLICATION REPORT

REF NO: R/175/08/

LOCATION: 10 Hawley Road
Rustington

PROPOSAL: Single storey rear extension, single storey side extension, new en-suite bathroom window & new pitched roof to existing rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the formation of pitched roofing over the existing two-storey flat roof extension to the rear of the site and a single-storey flat roof extension to the northern elevation. A single storey extension measuring approximately 4.25 metres in length by 3.4 metres in width and 3.5 metres in height. A single storey side extension housing a bin store and utility room and measuring approximately 4.4 metres in length by 1.95 metres in width and 3.5 metres in height will be constructed.
SITE AREA	Approximately 527 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There are a number of small ornamental trees and shrubs towards the far end of the garden.
BOUNDARY TREATMENT	The side and rear boundaries are marked by approximately 1.8 m etre high timber closed board fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevation walls at ground floor level and painted rough render above. The roof is tiled and is a mansard design. There is a timber framed lean-to structure on the northern elevation of the building and a lean-to garage building on the southern elevation. To the rear there is a two-storey flat roof extension and a flat roof dormer window within the roof at first floor level.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached, predominantly two-storey dwellings. A small amount of the properties on the street have had two-storey rear extensions and these are often flat roof although there are some examples with a false pitch. The site backs onto The Martlets to the west which is also a residential road and is lined with two-storey dwellings.

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:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 and/or legislative background.

CONCLUSIONS

The proposed extensions and modification will take place predominantly to the rear of the existing two-storey building and will not be as tall, therfore not directly affecting the street scene on Hawley Road. The proposed side extensions will, however, be visible although it is considered that, due to their moderate scale and the number of neighbouring properties with similar or larger side extensions, there will be no adverse impact on the character and appearance of the surrounding area. It is noted that the rear of the site faces directly onto The Martlets and, whilst the single-storey extension will be largely hidden from view by the boundary treatment and garden landscaping, the new roof of the two-storey extension will contribute to the street scene. As the pitched roof will replace an existing flat roof which is poorly integrated it is considered that this will enhance the character and appearance of The Martlets and will integrate the extension with the pitched roofs which are used on the bulk of surrounding buildings.

It is considered that the proposal relates sympathetically towards the design and scale of the existing building. None of the proposed additional structures or roofing will reach above the existing roof ridge and therefore it is considered that the proposed works will appear subservient to the existing building. The pitched roof over the two-storey extension is considered to improve the appearance of this feature which currently has a flat roof and poorly integrated with the original pitched roof dwelling. The pitch angle and eaves height of the new roof will match the existing and it is considered that this will further improve integration. The pitched roofing over the existing flat roof extension and the false pitching of the proposed single storey extensions is considered to give a uniform appearance to extensions within the site. The proposed works will utilise materials for the external walls and roofing which will match those used on the existing building and it is considered that this will further assist visual integration.

It is considered that the proposal will not lead to a negative impact on the amenities of neighbouring residents. The on site boundary treatment is considered to screen the single-storey aspects of the structures from view and prevent them from appearing overbearing or causing any significant increase in overshadowing. The pitched roof over the existing two-storey extension will increase its height by approximately 1.3 metres, however the roof will slope away from the site boundaries and will remain lower than the main roof. It will also be in line with the roofing of neighbouring buildings and therefore it is considered that this will also respect the amenities of neighbouring residents in that it will not produce overbearing or overshadowing.

It is therefore recommended that this application is approved, subject to the conditions set out 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 roofs of the development 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 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: 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.

report