PLANNING APPLICATION REPORT

REF NO: R/174/08/

LOCATION: 8 Hamilton Close
Rustington

PROPOSAL: Proposed rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be approximately 4 metres in length by 3.1 metres in width and 2.9 metres in height.
SITE AREA	Approximately 323 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	There is a downward slope to the north.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by approximately 2 metre high timber fencing. There are additional trees and hedges behind the northern boundary fence which line the passing railway track.
SITE CHARACTERISTICS	The site is occupied by an end of terrace three storey dwelling which has a flat roof mansard which houses the second floor. The elevation walls at ground and first floor level are finished with red brick. There is a bay window at first floor level to the front of the building and an integral garage at ground floor level. A mono-pitch roof single-storey side extension has been made to the northern elevation of the property.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by terraces of three-storey mansard roofed dwellings. The site backs onto plots occupied by two-storey dwellings to the west and towards a railway line which is immediately to the north followed by fields.

RELEVANT SITE HISTORY

R/175/05/	Lean-to shed/workshop	Approve 12-09-2005

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

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 extension will be in the form of a conservatory set upon a brick plinth and will be positioned to the rear of the site. The single storey nature of the structure will ensure that it is screened from view from the street scene by the main three-storey and therefore will make no visual intrusion onto the street scene. it is also noted that a number of neighbouring properties, including 10 and 11 Hamilton Close already have conservatories and therefore the proposal is considered to be in-keeping with the character and appearance of the surrounding area.

The proposed structure will be smaller than the existing building in all dimensions and therefore it is considered that it will maintain visual subservience to the existing building. The structure will be positioned roughly centrally to the back of the main building and it is considered this will preserve its symmetry. It is considered that the visual integration of the proposal to the main building could be assisted by attaching a condition requiring the brick plinth wall to be built using materials that match the elevation walls of the existing building.

The proposed structure is to be single storey and, as it will be glazed on all elevations, will offer views to the sides and rear of the site. It is considered that the site boundary treatment will prevent any overlooking or overbearing impacts occurring towards neighbouring residents as it will largely screen the structure. What part of the conservatory that will protrude above the fence line will consist entirely of glasss panels and therefore it is considered that ther will not be any substantial loss of sunlight access to neighbouring properties resulting.

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 plinth wall of the conservatory 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.