**R/179/07**

# PLANNING APPLICATIONS REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Conversion of existing loft space and extension of roof to form new master bedroom and bathroom<br>11 Old Manor Road Rustington |

## THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | Side roof extension |
| SITE AREA | 420 square metres approximately |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominately flat |
| TREES | None of significance affected |
| BOUNDARY TREATMENT | Mixture of hedging, trees, and fencing |
| SITE CHARACTERISTICS | Semi-detached two storey property with tiled roof |
| CHARACTER OF LOCALITY | Residential |

## RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

## REPRESENTATIONS RECEIVED

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

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Tree Preservation Order |

## DEVELOPMENT PLAN POLICIES

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

## COMMENT ON CONSULTATION RESPONSES

None

## COMMENT ON REPRESENTATIONS RECEIVED

Noted.

## 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 either the visual amenities of the locality or residential amenities of adjoining properties

## 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

Sufficient distance is retained between the roof extension and boundaries, so as to mitigate any adverse overbearing and overshadowing effect. There are no windows in the north elevation gable (this can be controlled by condition). The roof light is angled as such to avoid unacceptable overlooking and loss of privacy. Whilst this extension would alter the appearance of the property in the street scene, it is visually integrated to the main dwelling, so as not to appear obtrusive in the street. It is recommended that the planning application should be approved, subject to the conditions set out overleaf.

**RECOMMENDATION** R/179/07/

**TOWN AND COUNTRY PLANNING ACT 1990**

# RECOMMENDATION

**Application Ref: R/179/07/**

1 **To Addressee**

2 **Site Address**

11 Old Manor Road
Rustington

3 **Description of Development**

Conversion of existing loft space and extension of roof to form new master bedroom and bathroom.

4 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



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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the rear roofslope and/or above eaves height in the north elevation gable of the roof extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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: LOC1, DEV1

LOCAL PLAN: 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.

Case Officer: Mr M Porter