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Your Ref:

Our Ref: PAA/216/17/

Please ask for: Mrs A Gardner

01903 737529

12th February 2018

Dear Mr Bennett

Pre-Application Advice

Erection of 1No. dwelling.

55 Milton Avenue Rustington West Sussex

I write regarding the above matter and your enquiry received on 23rd November 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose to erect a dwelling within the side garden.

Description Of Site

The application site comprises the side garden of a detached dwelling 2 storeys in height which has garden to the front, sides and rear. The site is flat and there are no trees affected by your proposal

Description Of Locality

The area is part of a residential street comprising a mixed character with detached and semi detached properties of 1 and 2 storeys set in medium plots set back from the highway with gardens to front/side/rear within an urban environment.

Planning Issues

The following issues have been identified for consideration.

Principle

Design

Neighbour Amenity

Amenity Space Provision

Relevant Planning History

R/275/13/	Proposed new dormer at first floor to form additional bedroom and bathroom and	ApproveConditionally
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replacement roof light.

07-02-2014

R/39/88	Extension to form dining area and utility room	ApproveConditionally
		03-05-1988
R/81/87	Replacement of existing free standing single garage with a free standing double garage in a different position	ApproveConditionally
		11-05-1987

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality D DM2 Internal Space Standards D DM3 External Space Standards D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) D SP1 Design SD SP2 Built-Up Area Boundary	
Rustington Neighbourhood Plan 2014 Policy 2	Housing Design	
Rustington Neighbourhood Plan 2014 Policy 4	Sustainable Drainage	
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance

Principle

The site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations in the determination of this application are considered to be GEN7 of the Arun District Local Plan; Policies 2 and 4 of the Rustington Neighbourhood Plan; the National Planning Policy Framework as well as the Nationally Described Space Standards.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The proposed development is considered unacceptable by reason of conflict with policies and advice. By virtue of the plot width it is considered to have an unacceptable detrimental impact upon the character of the locality. The design of the dwelling has not been submitted as part of the proposal, but given the limited space to site boundaries any dwelling is likely to appear uncharacteristically cramped in the street scene. The proposal would appear at odds and would not reflect the pattern of development in the locality. It is considered that the proposed dwelling would fail to appear integrated with the existing larger neighbouring properties and plot widths.

Therefore, the proposed dwelling is considered to conflict with policy GEN7(ii) of the Arun District Local Plan and policy 2 of the Rustington Neighbourhood Plan.

You are advised to check that the internal space and room sizes of any proposal should accord

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with the nationally described space standards.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates GEN7 (iv) development will be permitted if it takes into account impact on adjoining occupiers, land, use or property.

In this case, it is considered that the proposed development would be unacceptable on the residential amenities of neighbouring properties because the host dwelling has a dormer window facing the application site which has 3 windows facing the site which would lose light and/or outlook and the adjoining property to the north has a first floor room above the garage which would potentially lose light and outlook to the first floor window in the side elevation though it is not evident if this a secondary window.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for reasons relating to its adverse impact on the visual amenities of the locality and residential amenity.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:
Street Scene

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may

indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' with a stylized flourish.

Neil Crowther
Group Head of Planning

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