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28 Ruston Avenue 30/09/2016 - 16:03

R_178_16_HH_155519_274843.pdf (170.4 KB) Download as pdf

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R/178/16/HH



**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015**

**Application for Planning Permission for Works or
Extension to a Dwelling**

DECISION NOTICE

Application Ref: R/178/16/HH

1 To Addressee

Mr M Langston
Holly Cottage
Atherton Road
Hungerford
West Berkshire
RG17 0LD

2 Site Address

28 Ruston Avenue
Rustington
BN16 2AN

3 Description of Development

Single storey rear extension to dwelling & side extension to garage.

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 plans and
subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 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 development hereby approved shall be carried out in accordance with the following approved plans: Roof Detail - drwg. ARD/540/2a; Floor Plan drwg. ARD/540/3; Garage Floor Plan - drwg. ARD/540/4; Side Elevation drwg. ARD/540/6; Side Elevation - drwg. ARD/540/7; Rear Elevation - drwg. ARD/540/5; and Elevations (garage) - drwg. ARD/540/8.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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 GEN/ and DEV19 of the Arun District Local Plan.

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R/178/16/HH

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Mr D Easton

Date of Decision: 30 September 2016

Karl Roberts
Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Copy in situ

**Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.
Drwg. ARD/540/1. Date. July 2016 Scale.**



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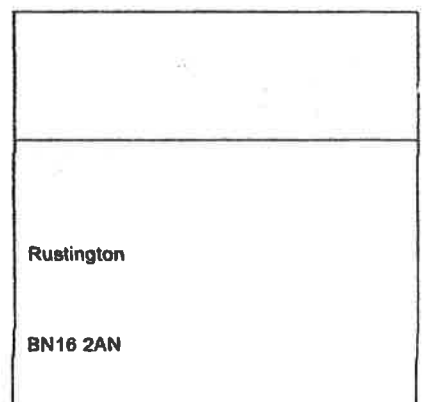


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**Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.
Drwg. ARD/540/2 Date. July 2016**

Scale. 1:200.

Scale Bar.



BLOCK PLAN.

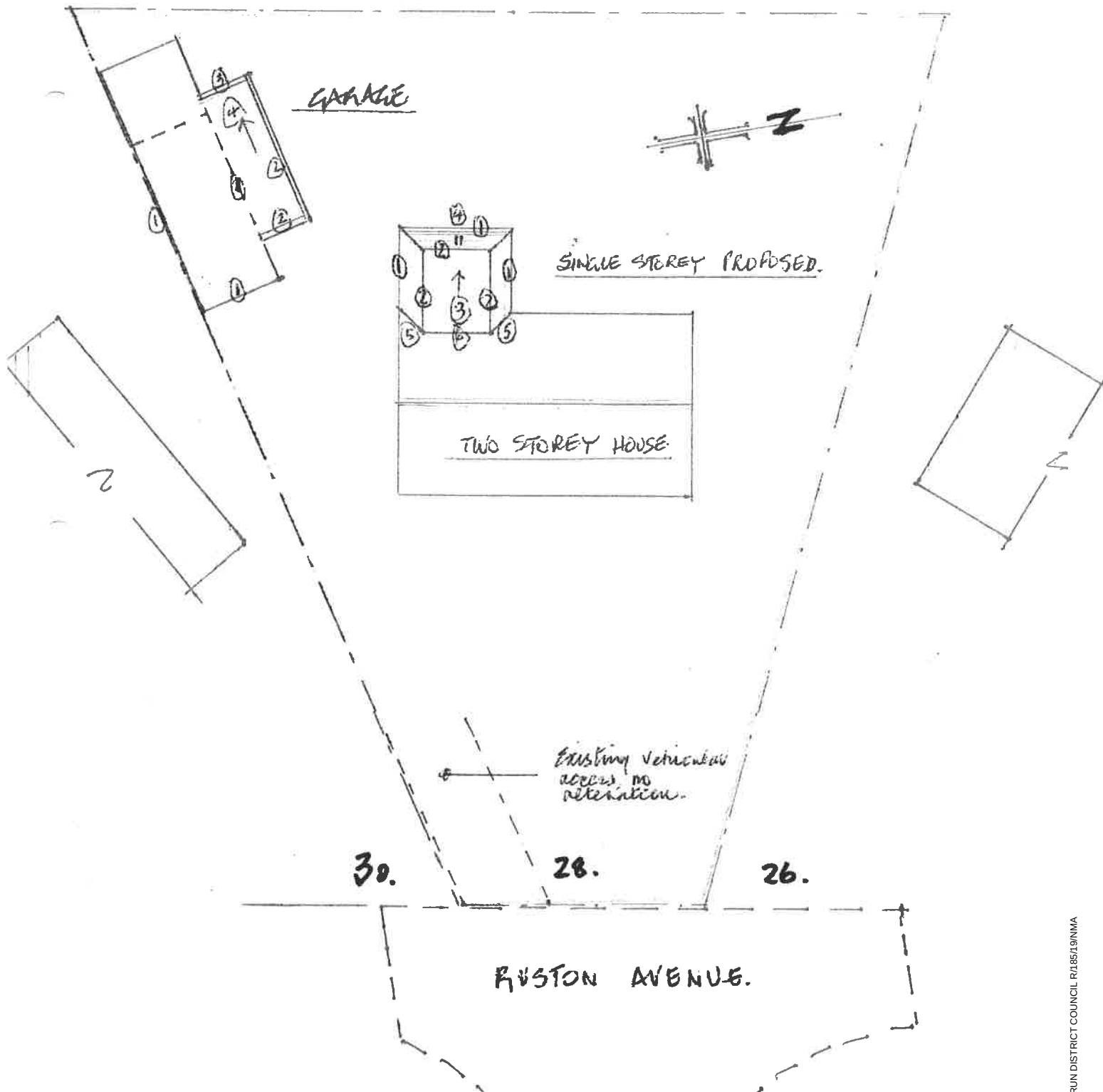
ROOF DETAIL.

HOUSE.

1. Eaves. 2. Ridge. 3. Flat
4. Rainwater Outlet. 5. Valley.
6. Abutment to main roof.

GARAGE.

1. Existing Parapet walls.
2. Proposed Parapet walls
3. Eaves/Gutter. 4. Flat.



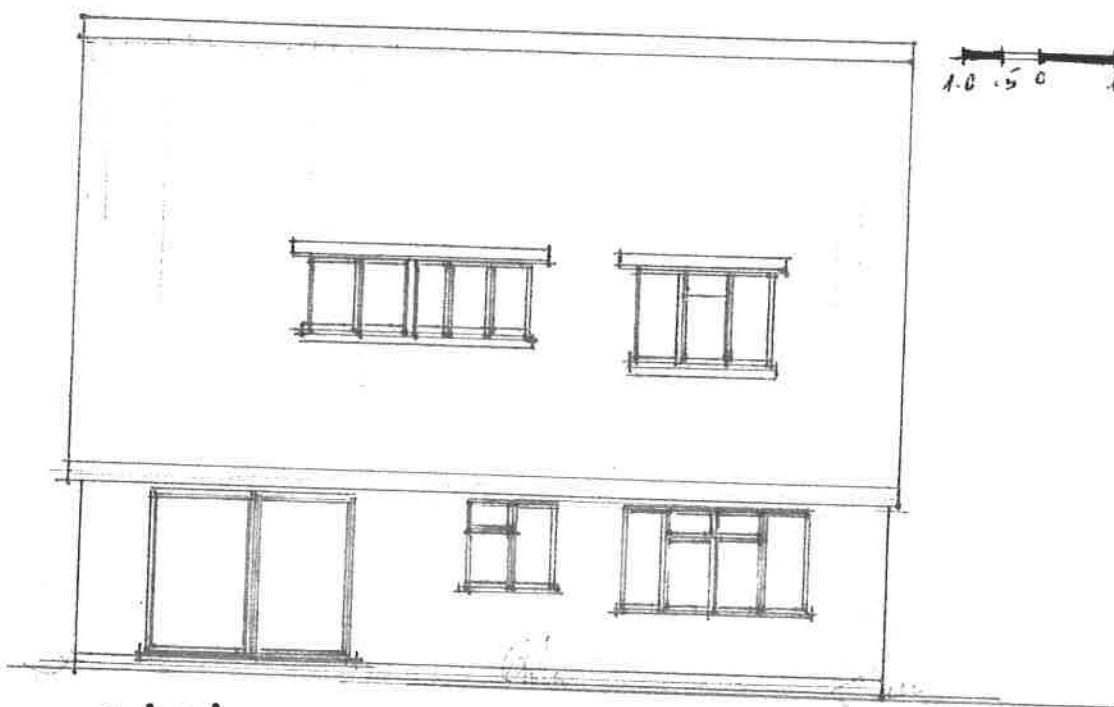
Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.

Drwg. ARD/540/5

Date. July 2016

Scale. 1/100

Scale Bar.



• Existing •

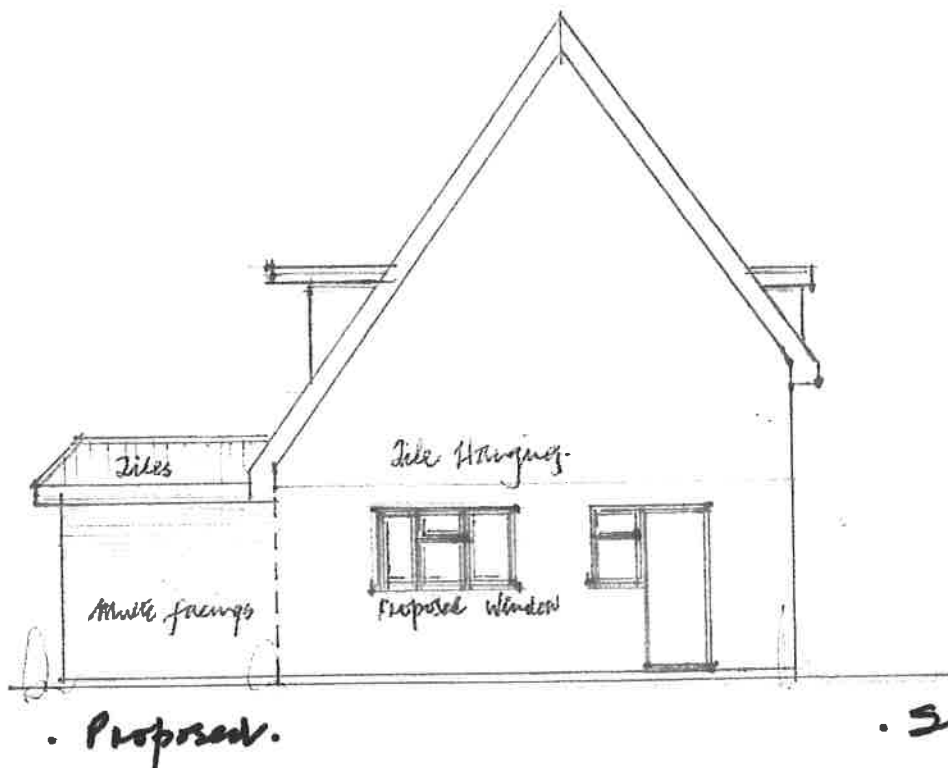
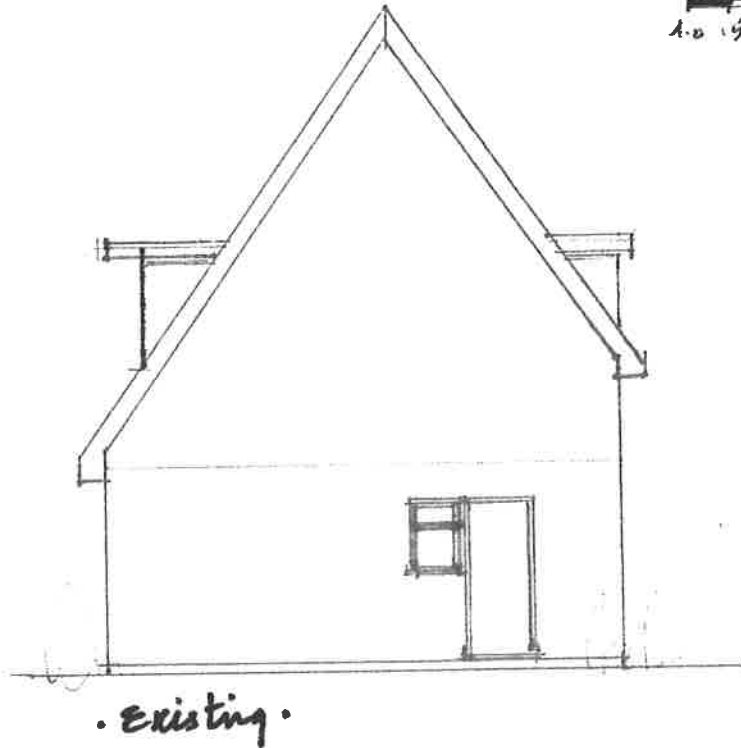


• Proposed •

• REAR ELEVATION •

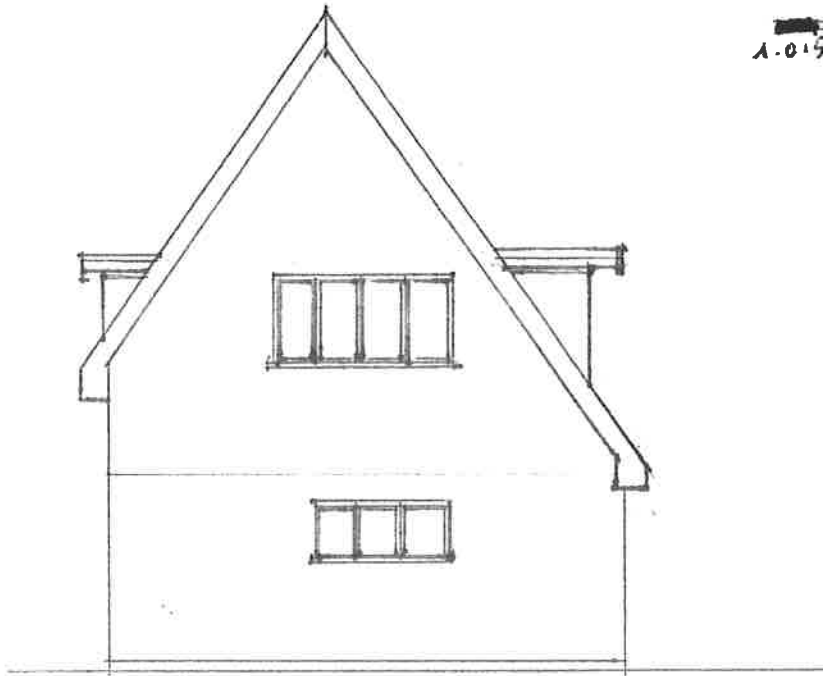
**Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.
Drwg. ARD/540/6 . Date. July 2016 Scale. 1. 100.**

.Scale Bar.



**Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.
Drwg. ARD/540/7. Date. July 2016 Scale. 1.100.**

Scale Bar.



• Existing.



• Proposed.

• SIDE ELEVATION.

**Proposed Single Storey Rear Extension & Extend side of Garage @
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Mr & Mrs P H Cornfoot.**

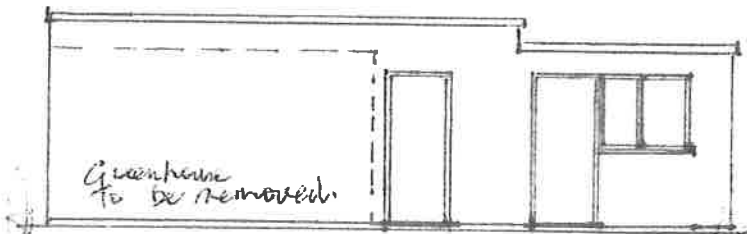
Drwg. ARD/540/g. Date. July 2016

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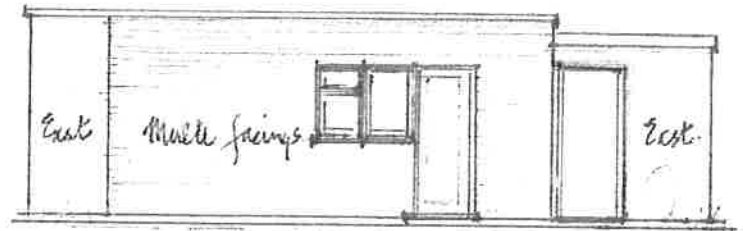
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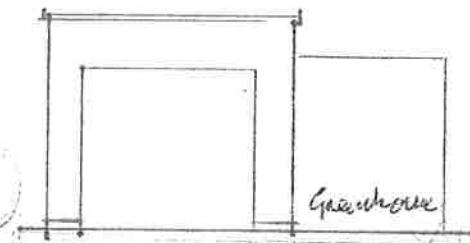
GARAGE.



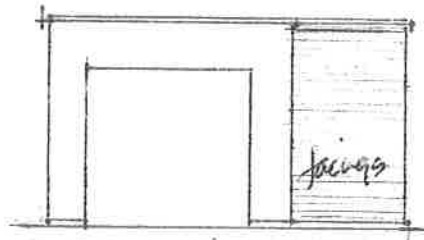
SIDE. Existing



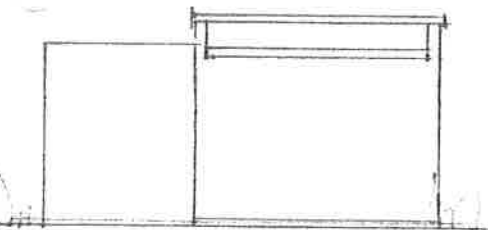
Proposed.



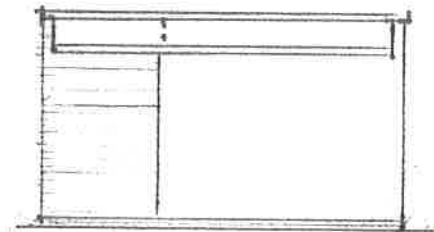
FRONT. Existing.



Proposed.



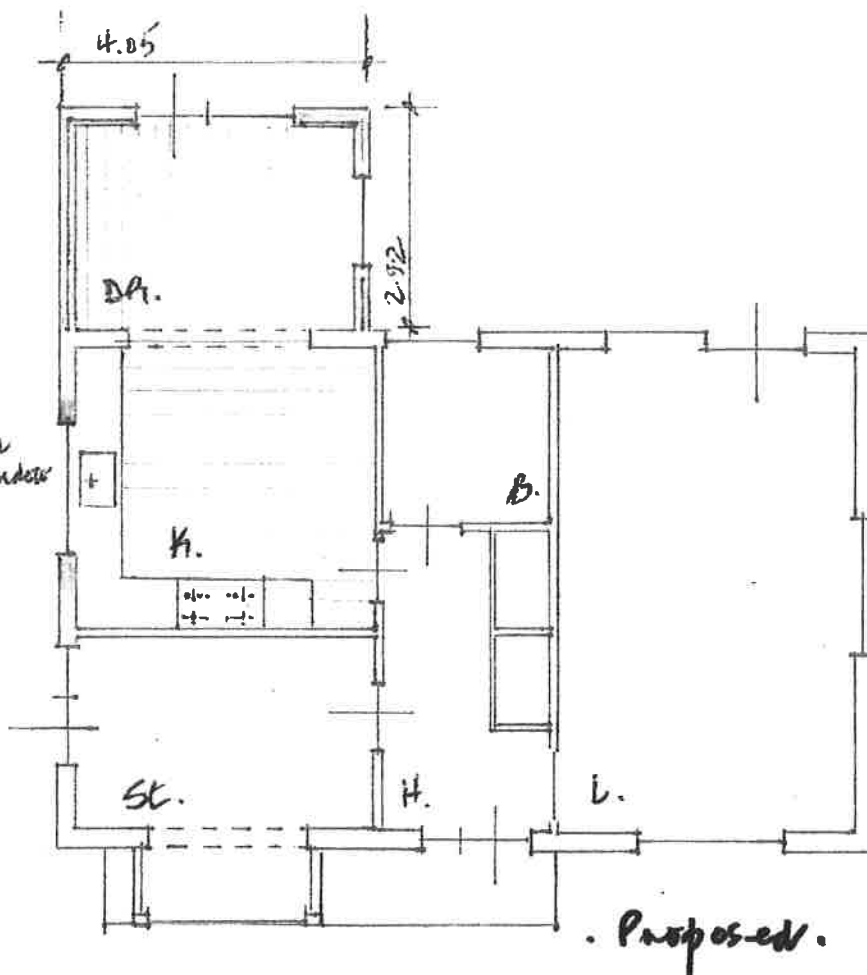
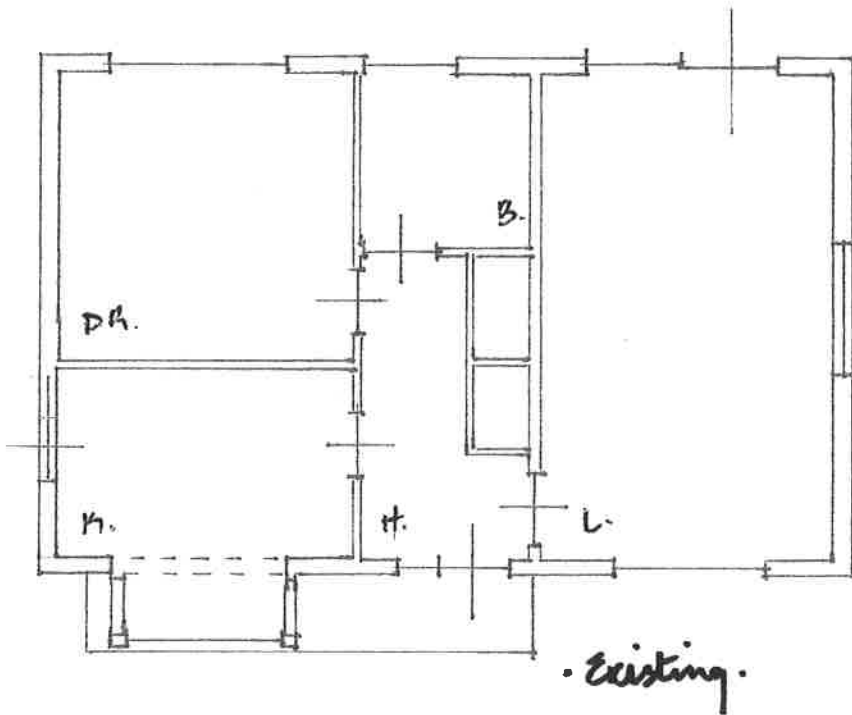
REAR. Existing.



Proposed.

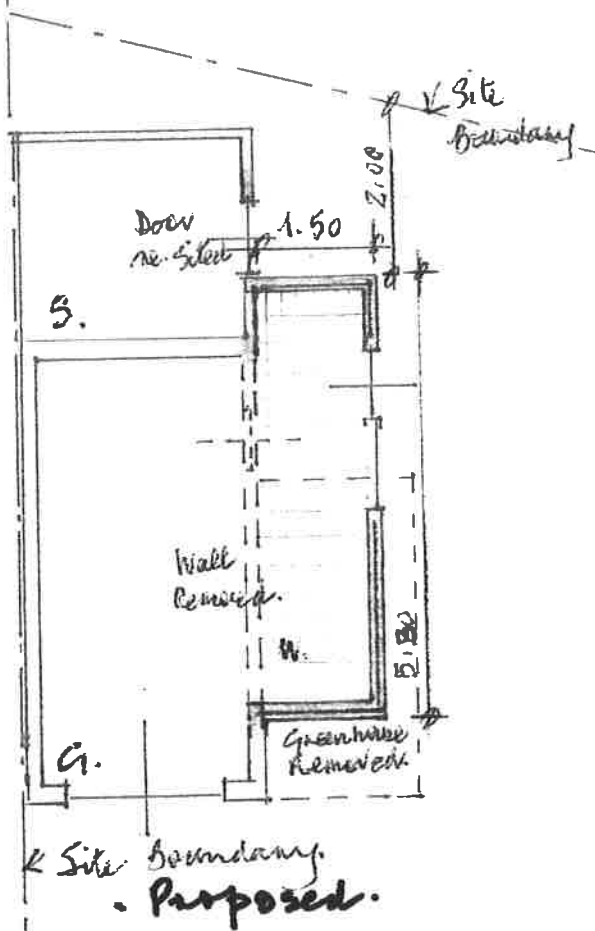
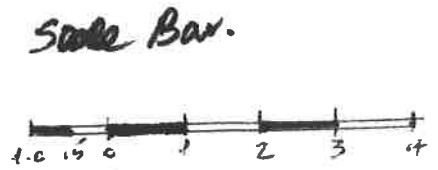
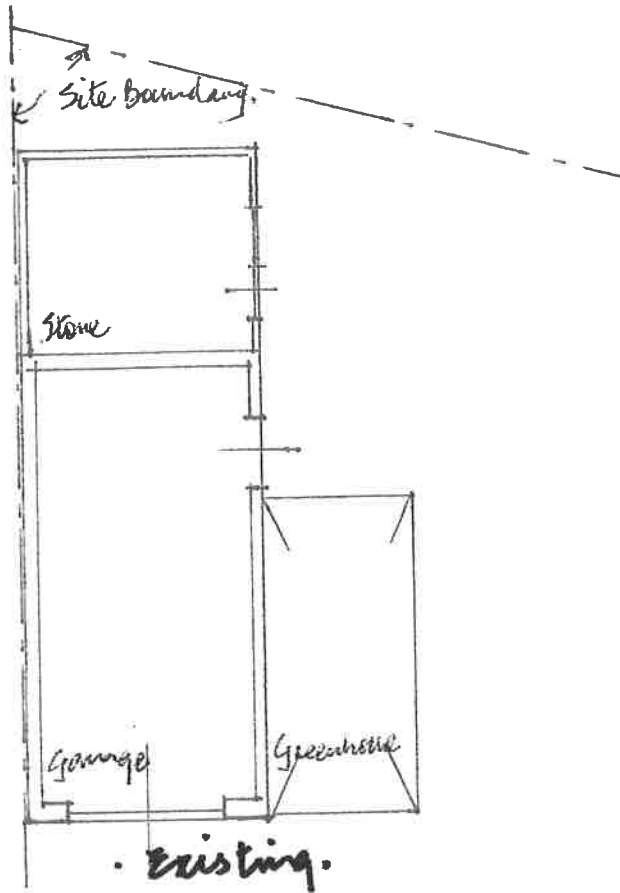
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Mr & Mrs P H Cornfoot.
Drwg. ARD/540/3. Date. July 2016 Scale. 1/100**

Scale Bar.



. FLOOR PLAN.

**Proposed Single Storey Rear Extension & Extend side of Garage @
28 Ruston Ave. Rustington. BN16 2AN for
Mr & Mrs P H Cornfoot.
Drwg. ARD/540/ 4 Date. July 2016 Scale. 1/100**



• FLOOR PLAN.