

APPLICATION REF: R/190/06/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed side extension to from living room, breakfast room, shower room and conservatory. Existing garage demolished. 4 The Martlet, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.025 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the development.
BOUNDARY TREATMENT	None to frontage. Fencing and tree coverage surrounding rear of the site.
SITE CHARACTERISTICS	Two storey semi-detached property. The dwelling consists of cream coloured rough render walls, with a brown tiled hipped roof. Single storey flat roof garage to the south side of the property. Garage is attached to neighbouring garage.
CHARACTER OF LOCALITY	Residential area. The surrounding area is predominately characterised by two storey semi-detached properties. Many have flat roof additions, which are visible from the street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	~~Awaited.~~ <i>No objection.</i>
LOCAL GROUPS	None.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	~~None.~~ <i>No comment.</i>

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
 Arun District Local Plan : GEN7, DEV19

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. ~~None~~.

COMMENT ON REPRESENTATIONS RECEIVED

None. ~~None~~.

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 the visual amenities of the locality or the residential amenities of 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.

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CONCLUSIONS

The proposal is for the demolition of an existing single storey flat roof garage to the south side of the existing property and its replacement with a single storey side extension and rear conservatory. The proposed side extension would be 4.14m in width, 8.3m in length and 3.2m in height. The rear conservatory would measure 3.65m in width, 3m in length and 2.6m in height with a mono pitched roof.

It is considered that the proposed extensions would be of an acceptable scale, form and siting that would sympathetically relate to the main dwelling. Although the side extension is of a flat roof design, there are several flat roof extensions within the surrounding area that are clearly visible from the street scene. It is therefore considered that both the extension and conservatory would appear visually integrated and subservient to the existing property and would also not be obtrusive in the context of the street scene, and nor would they conflict with the established character of the surrounding residential area.

In addition, due to the single storey nature of the proposed extensions, together with the boundary treatment, it is not considered that these proposals would detrimentally impact upon the residential amenities of any neighbouring property by way of an excessive overshadowing or overbearing effect, nor would it give rise to any greater overlooking or loss of privacy than existing.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

RUSTINGTON

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4 The Martlets
Rustington

RECOMMENDATION

Approve Conditions

- 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).

