

PLANNING APPLICATION REPORT**REF NO:** R/196/08/**LOCATION:** 50 Jubilee Avenue
Rustington**PROPOSAL:** Conservatory to rear elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will measure approximately 4.3 metres in length by 2.7 metres in width and 3.2 metres to ridge height.
SITE AREA	Approximately 102 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber featherboard fencing.
SITE CHARACTERISTICS	The site is occupied by a terraced two-storey dwelling which has brown brick elevations, apart from a painted render section at first floor level on the front. The roof is gabled with pantiles and there is a flat roof dormer installed in the rear roofslope.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by terraced and semi-detached two-storey dwellings. There are playing fields to the east and north.

RELEVANT SITE HISTORY

R/147/91	Dormer extension for room in roof	Approve Cond 30-09-1991
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REPRESENTATIONS**Representations received:**

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

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
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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 conservatory will be positioned to the rear of the existing two-storey dwelling and will therefore be screened by it, preventing it forming a visible feature of the street scene. As a result of this, it is considered that the proposal will not have an adverse impact upon the character and appearance of the surrounding area. It is also noted that a number of nearby

properties have conservatories or rear extensions and, in light of this, it is considered that the development is of a similar nature to that which has been granted permission in the area in the past.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. Its single storey height is considered to ensure that it will appear subservient to the existing two-storey dwelling. Its central positioning will maintain a balanced feel to the site and the use of a pitched roof will compliment the existing pitched roof dwelling. It is considered that the visual integration of the proposal would be further assisted by imposing a condition requiring the materials used for the brickwork of the structure to match those used on the existing building and, duly, one will be attached to any recommendation for approval.

The conservatory will be built to within approximately 0.2 metres of the north and south site boundaries, however it is considered that it will not appear overbearing, nor cause an unacceptable level of overshadowing as it is a low profile structure and the roof and upper elevations will be entirely glazed, allowing sunlight to permeate. In addition, the proposal will feature windows on all outwards facing elevations, however, the privacy of neighbouring residents is considered to be maintained due to the site boundary treatment and the obstruction it will form towards direct views out of the site.

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 external 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.