

R/1/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Single & two storey extensions. 17 Priory Road, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Proposed two storey front extension will measure approximately; 2.9m by 2.3m with a gable pitched roof to a height of approximately 6.3m and lower mono-pitched section approximately 3.5m high. Rear single storey extension will measure approximately; 5.4m by 3.9m with a mono-pitched roof approximately 3.4m high and gable pitched section approximately 4m high.
SITE AREA	Approximately 0.0245 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front is open whilst the rear is kept by approximately 1.8m high close boarded fencing.
SITE CHARACTERISTICS	A two storey semi-detached dwelling formed of yellow brick walls and a brown pantiled pitched roof.
CHARACTER OF LOCALITY	Residential road comprising a variety of semi-detached bungalows and two storey dwellings. Garage compound to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	~~Awaited~~ No objection
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

R/1/07/

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, 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

COMMENT ON REPRESENTATIONS RECEIVED

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.

CONCLUSIONS

This application comprises both a part two storey front extension and a single storey rear extension. Both extensions are considered to be visually subservient and acceptable in scale, style and design. The front part two storey extension comprises a pitched roof approximately 1.2m lower than the main ridge with a further single storey mono-pitched roof

R/1/07/

CONCLUSIONS

section to mirror that of the adjacent neighbour's front extension at No. 19. The dwelling is set back a sufficient distance from the street and the dwellings are staggered such that the front extension will not project beyond the front of No. 15. It is therefore not considered to be obtrusive or out of character in the street scene.

Whilst the front extension will project forward at a distance of approximately 2.5m from the north elevation of No. 15, it is not considered to adversely affect residential amenity due to a lack of neighbouring windows. Although the entrance door to No. 15 is located in this north elevation, this door does not provide a primary light source to any habitable room.

The rear extension will replace an existing run-down conservatory and is also considered to reflect neighbouring extensions by virtue of its design. In terms of residential amenity, this rear extension is not considered to cause detrimental harm due to the presence of adequate boundary screening.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

RUSTINGTON

R/1/07/

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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).

- 2 The materials and finishes of the external walls and roofs of the extensions 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.

