

Little Cuttle, 19 Botany Close, Rustington, West Sussex BN16 2BJ

Introduction

This application follows a previously approved planning application for 'Ground and first floor extensions to front & rear, dormer extension to rear elevation, balcony & staircase to rear elevation & detached garden room' (reference R/139/17/HH). The approved proposals are currently under construction.

This application proposes some small changes to the existing approval, including changes to the fenestration and the proposed screening to the rear balcony. As the current works are not yet complete the drawings submitted are as follows:

16164-01 – Existing house prior to start of any works

16164-002 – Current proposals (including those already approved)

16164-003 – Previously approved proposed drawings under application R/139/17/HH

The amount, internal layout, scale and proposed use of the dwelling are as previously approved.

The changes from previously approved proposals (Ref: R/139/17/HH) are as follows:

Fenestration changes (see drawing 16164-002)

- The north facing kitchen window is to have the cill lowered and the width reduced.
- The window to ground floor bedroom 3 is to be widened to allow for sliding doors to be incorporated.
- A top hung opener is to be incorporated into the first-floor west bathroom window to provide ventilation. The window is obscure glazed to prevent overlooking (the structural opening remains as currently approved).

Screening to rear balcony (see drawing 16164-002)

- Obscure timber clad screening is to be incorporated on the eastern side of the dwelling to prevent overlooking from the rear balcony. It extends 1.8m in height above finished floor level of the balcony and extends the full depth. It is to be located on top of a squared archway that is open at ground floor level. It will provide screening for number 17 from both the balcony and external stairs, with the additional benefit of providing privacy from the first-floor lounge. The neighbour at number 17 has been consulted regarding this and was supportive of the proposal.
- Due to the set-back location of the balcony, both from the western boundary (over a 10m gap) and projecting element of the main dwelling, to the west of the balcony, that acts as a screen and prevents any overlooking. The neighbour at number 21 was consulted and they did not feel that they would be affected by the balcony and consequently would support the existing clear glazed screening on the western side.

Material details (as previously approved)

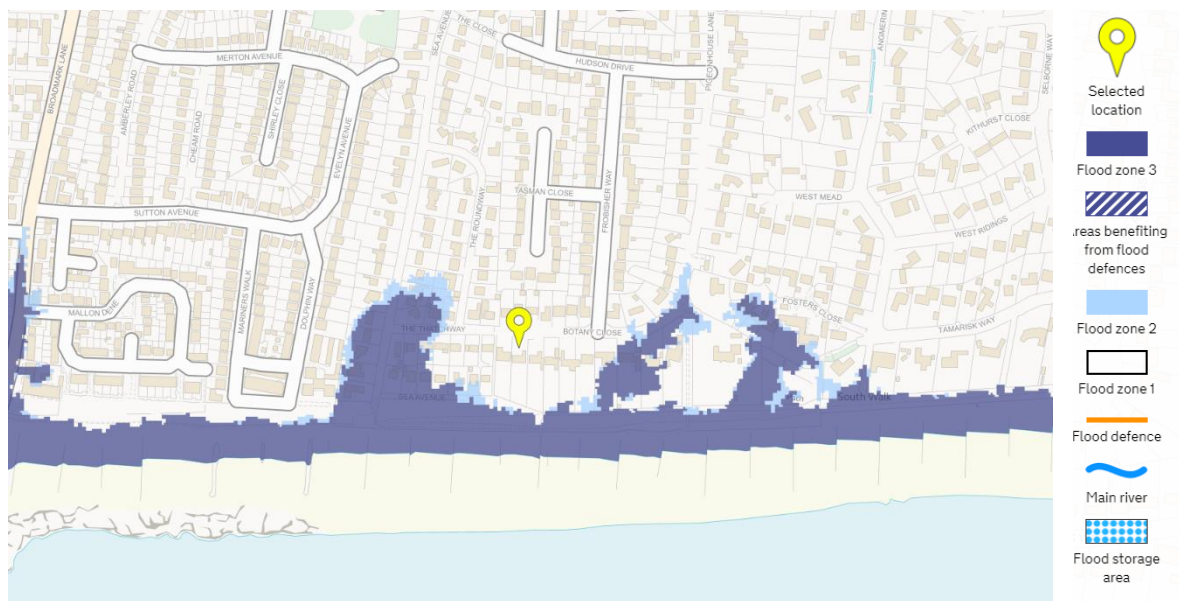
The materials are as previously approved in the discharge of conditions application for the previous planning approval (reference R/264/19/DOC).

Render – WBS 1.0mm Silicone ‘K’ Finish – Colour Ref: NCS S0500-N (White)

Cladding – Siberian Larch Wood

Windows – Aluminium Norrsken Specification Colour RAL 7030

Flood risk assessment



As the site is in flood zone 1, there is low probability of flooding and as such no flood risk assessment is required.