PLANNING APPLICATION REPORT

REF NO: **R/203/09/**

LOCATION: 18 Cove Road
Rustington

PROPOSAL: Proposed garden room to be used as an office

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal measures approximately 4 metres in length by 2.9 metres in width and 3.4 metres in height.
SITE AREA	Approximately 570 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are a number of small trees and shrubs on and around the side and rear sire boundaries. None of these are the subject of Tree Preservation Orders.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber fencing which is fronted in most places by small trees or shrubbery of a similar height.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has brown brick elevation walls and a tiled, hipped roof. The building contains an integral garage. There is a centrally positioned two storey extension and a single storey flat roof extension to the rear as well as a lean-to style conservatory.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached two storey dwellings that are set back from the road with low wall/fencing to the front and a large amount of mature landscaping around site edges, providing a green appearance to the surrounding area.

RELEVANT SITE HISTORY

None

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
Permitted Development Restriction - Cond. 2 of R/118/91 - No windows or openings to be formed in approved two storey extension without prior approval.

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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.

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 garden room will be positioned at the far end of the rear amenity space, entirely behind the existing two storey dwelling, this will prevent it from having a visual presence on the street scene and therefore it will have no impact upon it, adverse or otherwise. It is noted that a number of properties on Harsfold Road, which the site backs onto, have timber structures within their rear gardens.

It is considered that the modest size of the proposal will ensure that it will appear subservient to the existing dwelling and will not be a dominant feature on the site.

It is considered that the proposal will not have a detrimental impact on neighbouring residents. Its modest size will prevent it from being subject to intensive use and will also prevent it from appearing overbearing, or from causing unacceptable overshadowing. Further, views from the glazed fench doors on the north elevation towards neighbouring properties will be obscured by the existing boundary treatment and landscaping. The only other opening will be a high level window on the east elevation which will look back towards the existing dwelling. Taking this into account, it is considered that no harmful level of overlooking will arise from the proposal.

The applicant has confirmed that the building will be used as a personal and private home office and it is considered that this will not generate an intensity of use that could be detrimental to the amenities of neighbouring residents.

It is therefore recommended that the application be approved, subject to the following conditions.

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 This permission relates to the following approved plans:-

Location Plan, PL/200920112/1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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

LOCAL PLAN: GEN2, GEN7

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.