

PLANNING APPLICATION REPORT

REF NO: R/212/10/

LOCATION: 10 Holmes Lane
Rustington

PROPOSAL: Conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The conservatory measures approximately 4.5m in width x 3.9m in depth x 3.1m in height.
SITE AREA	Approximately 458 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by timber fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Single storey semi detached dwelling, red brick elevations, hipped pantiled roof. Integral garage.
CHARACTER OF LOCALITY	Sited within a residential area, mix of types and styles and 1 and 2 storey dwellings within the locality. Adjoining dwelling No.12 has rear extensions and outbuilding close to shared boundary with the application site.

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 the built-up area boundary

DEVELOPMENT PLAN POLICIES

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

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks retrospective permission for a conservatory to the rear elevation of the dwelling. The proposed addition given its siting is not readily visible within the street scene and therefore does not impact upon the appearance of the surrounding area.

The conservatory maintains a distance of some 1.5m from the nearest shared boundary with No.8 Holmes Lane, which coupled with the single storey nature of the extension is a more than acceptable distance to ensure that the proposal is not detrimental to the amenity of adjoining dwellings by way of an overbearing impact and loss of light.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans:

1:1250 Plan; 1:500 Plan; Existing floor plan; Existing elevations; Proposed floor plan; Proposed elevations and Drawing No. MO6/604.

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.

- 2 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.