PLANNING APPLICATION REPORT

REF NO: **R/223/11/**

LOCATION: 34 Sutton Avenue
Rustington

PROPOSAL: Remove existing conservatory and replace with a single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure approximately 3.4m in depth x 7.3m in width x 6m in height.
SITE AREA	Approx. 516sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to front boundary. Close board timber fencing to west boundary, approximately 2m in height. Eastern boundary kept by timber fencing approx. 1.6m in height. All boundaries supplemented by mature planting and hedges.
SITE CHARACTERISTICS	Detached bungalow, red brick elevations and hipped red tiled roof. Flat roof garage to west elevation and conservatory to the rear.
CHARACTER OF LOCALITY	Residential, predominantly characterised by detached bungalows.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
No objection.
Comments on Representations received:
Noted.

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

RDS	Rustington Design statement by Rustington Parish Council

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 proposed addition being to the rear elevation of the dwelling and matching the existing roof profile means that it would not be readily visible within the street scene. Whilst there would be no impact upon the street scene the design and scale still ensures that the extension would appear visually integrated and subservient to the host dwelling.

In terms of residential amenity the proposed addition would also be acceptable. The structure would be single storey maintaining a distance of 1.2m to the east boundary and 2.7m to the west. This coupled with the roof slope being pitched away from these shared boundaries at a height of 2.4m is considered to mitigate against any detrimental impacts upon neighbouring properties by way of an overbearing affect or loss of light.

The proposed views from ground floor windows towards neighbouring properties would be obscured by the existing boundary treatments and the 1st floor window within the rear gable section would face onto the rear garden of the site. As such the proposed development would not give rise to unacceptable overlooking of neighbouring gardens or windows.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. 1; 2; 3; 4; 5; 6; 7 and 8.

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

4 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: 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.