PLANNING APPLICATION REPORT

REF NO: **R/226/10/**

LOCATION: 24 Sea Avenue
Rustington

PROPOSAL: Proposed extensions and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a two-storey extension to the rear. The extension will be stepped with one part measuring 4 metres in length by 3.6 metres in width and 7 metres in height, the other section will measure approximately 4.5 metres in length by 5.6 metres in width and 7.9 metres in height. Also proposed is a side garage extension to replace an existing detached garage, this would measure approximately 6 metres in length by 4 metres in width and 3.6 metres in height.
SITE AREA	Approximately 695 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front site boundary is open. The side boundaries are marked by timber close boarded fencing which is approximately 1.2 metres high to the front of the dwelling stepping up to 1.8 metres behind it and continuing along the rear boundary. There is also hedging in places and a group of mature trees at the rear of the site.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has painted render elevation walls with brown tile hanging above ground floor window heads on the front elevation. The roof is tiled and hipped. There is a detached gable roof garage to the north of the dwelling which is built level with the front of the main building.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached bungalow, chalet style and two-storey dwellings which are set back from the road and, generally, occupy the full width of their plot.

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

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

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 two-storey extension will be positioned entirely behind the existing dwelling and will be not be any greater in height, therefore, they will be screened from view from the street. The replacement of the existing detached garage with a side extension will alter the appearance of the frontage, however, the built area of the site will not advance any closer to the highway and the design of the proposed extension shares a likeness with extensions to nearby dwellings such as the neighbouring property to the north, No. 22 Sea Avenue and No. 36 Sea Avenue which is nearby to the south. It is therefore considered that the proposal would not be out-of-keeping with the street scene and, as such, would not be harmful towards the character and appearance of the surrounding area.

The design and scale of the proposed extensions are considered to relate sympathetically towards the existing dwelling. None of the extensions will exceed the height of the existing dwelling and there other dimensions will be more modest, thereby ensuring that they maintain visual subservience towards the existing dwelling. The use of two separate hipped end roofs for the rear extensions helps reduce their bulk and, through having matching eaves height and slope angle to the existing roof, will ensure visual integration is apparent and an assimilated appearance to the works.

With regards to residential amenities, although within some 1.5 metres of the southern site boundary, the southern-most two storey extension will not be built alongside any windows other than one which serves a garage. Further, the height of the two-storey extension will not be greater than those of the existing building and they will be no closer to the nearest neighbouring properties than the existing building is. The garage extension will be of a modest height, lower than that of the existing garage and in a similar position. It is therefore considered that the proposed works will not bring about any unacceptable increase in overshadowing towards neighbouring properties nor will they appear overbearing. All ground floor windows proposed will have views into neighbouring sites obstructed by existing site boundary treatment. A first floor window on the southern elevation which will serve a study will look towards the roof slope of the neighbouring property in that direction. The first floor windows looking to the rear would offer only oblique views of the far end of the gardens of adjacent properties to the north and south and the nearest property in the direct line of site would be some 25 metres away and screened by the trees to the rear of the site. It is considered that this would prevent any resultant intrusive overlooking following construction of the proposed extensions.

It is therefore recommended that the application is 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:-

103756/1;
103756/2;

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 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.