PLANNING APPLICATION REPORT

REF NO: **R/234/11/**

LOCATION: Flat 7 Fosters
Fosters Close
East Preston

PROPOSAL: New window to west elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The window has already been installed.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is occupied by a three-storey building that has been subdivided into a number of residential flats.
CHARACTER OF LOCALITY	The site is located on a private cul-de-sac which serves an informal grouping of detached bungalow dwellings and a three-storey flat block.

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

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

RDS	Rustington Design statement by Rustington Parish Council

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 window has already been installed. It is on an elevation walls which forms the flank of a covered passage leading to the rear of the building and, due to this relatively secluded location, it is not visually prominent. Due to the minimal visual impact it is not considered that it has had an adverse impact upon the character and appearance of the surrounding area.

The window looks towards a flank building wall and does not offer any intrusive views towards neighbouring properties, thereby ensuring that the privacy of neighbouring occupants is respected.

It is therefore recommended that the application is approved.

RECOMMENDATION

APPROVE

1 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

NATIONAL POLICIES: PPS1

SPD: RUSTINGTON VILLAGE DESIGN STATEMENT

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