**R/237/07**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Demolish garage and construct single storey extension embracing garage, bedroom and conservatory<br>3 Highfield Gardens, Rustington |

### THE SITE AND ITS SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | Proposed demolition of existing garage and construction of single storey extension embracing garage, bedroom and conservatory measuring approximately 15.7m in width, 4m (narrowing to 3.5m at the conservatory) in depth and 3.5m (3m at the conservatory) in height. |
| SITE AREA | 450 square metres approximately. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominately flat. |
| TREES | None of significance affected by this application. |
| BOUNDARY TREATMENT | 1.8m panel fencing to north and west boundaries, 1.5m fencing with trellis to east boundary. Various bushes and shrubs close to boundaries as well as a garden shed near to north/west boundaries. |
| SITE CHARACTERISTICS | Detached single storey bungalow with red brick walls, gabled roof with red tiles. There is an attached garage to the east side of the dwelling and a garden and driveway with vehicle access in front. |
| CHARACTER OF LOCALITY | Residential cul-de-sac consisting of different shaped bungalows. A portion of the bungalows have double garage side extensions. At the entrance of the cul-de-sac there is a two-storey dwelling which has cream painted pebbledash to the elevations. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| R/21/64 | Bungalow and garage. | Approved 06/02/64 |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Rustington Parish Council | Objection. The proposed location of the garage, in front of the building line, would be out of keeping in the locality, and would most certainly be detriment to the appearance of the street scene. |

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## REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Local Groups | None |
| Other | None |

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

## PLANNING POLICY GUIDANCE

PPS 1 - 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.

## COMMENT ON CONSULTATION RESPONSES

None

## COMMENT ON REPRESENTATIONS RECEIVED

The bungalows within the cul-de-sac are of differing designs and positions, none of which adhere to a uniformed building line. The proposal seeks to extend forwards by some 3m.

## ASSESSMENT OF PROPOSAL

## 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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon

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## ASSESSMENT OF PROPOSAL

### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 site is situated within a residential cul-de-sac which predominately consists of detached bungalows of different designs. The proposal seeks planning permission to demolish the existing garage and construct a single storey side extension which will accommodate a single garage; a bedroom with an en-suite shower/toilet and a conservatory.

The extension being single storey as is the existing dwelling, its scale; siting and appearance are considered to be appropriate within its context.

Less than 1m is retained between the proposal and the east boundary; however this is not considered to be an unacceptable distance given the single storey nature of the building. The middle section of the proposal has two windows, however, the adjacent property does not have any windows which overlook the proposal position and given the fact that a 2m fence/wall can be constructed on the boundary without the need to submit a planning application, the windows would largely be screened from view by the neighbouring property. Therefore, adequate distances are considered to be maintained between the proposal and the neighbouring dwelling in relation to the height of the extension to preclude any adverse overshadowing or overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is, therefore, recommended that this application is approved, subject to the conditions set out overleaf.