PLANNING APPLICATION REPORT

REF NO: **R/23/11/**

LOCATION: 36 Fircroft Crescent
Rustington

PROPOSAL: Rear single storey extension and new window to side

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension would measure approximately 3.9m in depth x 7m in width x 4.2m in height.
SITE AREA	Approximately 349 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear of the site enclosed by timber fencing, approximately 1.8m in height.
SITE CHARACTERISTICS	Detached single storey dwelling, red/yellow brick elevations. Hipped red tiled roof. Detached garage to rear.
CHARACTER OF LOCALITY	Sited within a residential crescent, characterised by various types and styles of detached bungalows.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways:
No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
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 permission for a single storey rear extension to the existing dwelling. The addition would be screened from view in the street scene by the host dwelling and therefore would not impact upon its established character.

The extension being single storey together with a distance of 1m being maintained from the shared boundary with No 38 Fircroft Crescent ensures that the proposal will not impact upon the private amenity of No 38 by way of an overbearing impact or loss of light. Further, to the west there is an existing detached garage abutting the boundary with No 34 which would screen the proposal from the neighbouring property. Any views available towards neighbouring dwellings from ground floor windows would be restricted by the existing boundary fencing.

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:

Location Plan and Site Plan; Existing Ground Floor Plan; Proposed Ground Floor Plan; Existing Elevations; Proposed Elevations; Existing and Proposed Roof Plan.

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: 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.