R/242/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	One three bedroom end of terrace house. 6 Duncton Road, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed dwelling measuring approximately; 6m in width, 7.5m in depth and 7.1m in height.
SITE AREA	0.0174 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	57.5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1.8m high walling to rear garden of number 6 and 1m high hedging along pavement edge of site.
SITE CHARACTERISTICS	The site is formed from largely open area of garden land to the north side of number 6 Duncton Road, which is an end of terrace property with red brick elevations, and areas of tile hanging, pitched roof with brown pan tiles with an attached flat roof garage within the rear garden accessed via Bignor Close.
CHARACTER OF LOCALITY	The site is situated within a housing estate, the surrounding development is predominantly characterised by two storey terraced properties of similar design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	Objection – by reason of its size and mass, would be detrimental to the street scene and would represent an over-development of the site. Unneighbourly. Adverse affect on privacy and quiet enjoyment of neighbouring properties. Precedent would be site which would have a cumulative affect of altering the character of the locality to the serious detriment of the amenities of the area.
LOCAL GROUPS	None
Five letters of objection (one additional letter from same address).	Too cramped and will lead to loss of light. Detrimental affect on the character of the area. Affect on parking and will lead to road hazard due to poor visibility. Danger to children playing. Lack of

R/242/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	parking. New property will have no rear or side garden area. Decrease value of properties in the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No highway objection – no off street parking is proposed as part of this proposal. Consequently, this proposal will result in increased demand for on-street parking. Given that this proposal is for a single unit it is considered unlikely to materially alter the existing situation. No concerns would be raised in respect of road safety. This site is located in a sustainable location with various facilities available within Rustington, which is a reasonable walking distance to the south. Links to transport are also located close by.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, DEV4
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Comments are noted however the resultant plot size is not considered to be out of character with the surrounding development which is high density with limited amenity space. Number 2 at the opposite end of the row of terraces also has very limited rear amenity space. The proposed siting of the property when its orientation in relation to neighbouring dwellings is considered, it is unlikely to cause significant loss of light to any neighbouring property. There is a window within the side elevation of the neighbouring property to the rear of the site at first

COMMENT ON REPRESENTATIONS RECEIVED

storey level which is a secondary window and is currently overlooked by the existing property and as such it is not considered that it will cause demonstrable harm through increased overlooking. The surrounding area is characterised by two storey terraced properties of a similar design, as such the proposed terrace in a similar design is considered unlikely to appear out of character. County Highways have been consulted on the application and have made no objection on highway safety grounds or on lack of parking. Affect on housing prices is not a material planning consideration.

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 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 housing estate, the surrounding development is predominantly characterised by two storey terraced properties of similar design. The proposal seeks planning permission for a two storey end of terrace property.

The proposed dwelling is to be constructed in a similar design using similar materials to the existing row of terraces to which it is to be attached. Due to the surrounding development consisting largely of similar style terraced properties the proposal is considered unlikely to appear out of character or have a negative impact on the character of the area. An area of open grass verge is to remain outside the site which will also help maintain the spatial character of the area.

The front elevation is stepped back from the front elevation of the adjoining row of terraces and this coupled with the open grass verge is considered to limit the property from appearing adversely intrusive within the street scene.

The property to the rear of the site has a secondary window at first storey level which is currently overlooked by number 6. The proposed dwelling has one window at first storey level within the rear elevation servicing a bedroom and overlooking will occur, however due to the window being a secondary window which is already overlooked, it is not considered to cause demonstrable harm to the residential amenities of the neighbouring property. Adequate distances are considered to be maintained between the proposed dwelling and neighbouring

CONCLUSIONS

dwellings to preclude any adverse overshadowing or overbearing affect.

County Highways have also been consulted on this application and have raised no objection to the proposal.

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. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the surrounding residential area.

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

RUSTINGTON R/242/07/

One three bedroom end of terrace house

6 Duncton Road
Rustington

RECOMMENDATION

Approve Conditions

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing adjoining buildings.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 No windows shall be constructed at first floor and above of the southern elevation of the dwelling hereby permitted which adjoins the side boundary with number 6 Duncton Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 This permission relates to the plans as submitted and amended by substitute site plans dated 1st November 2007.

Reason: For the avoidance of doubt.

5 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

RUSTINGTON R/242/07/

6 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, DEV4, CH1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3, PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.