

R/258/07/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Loft conversion. 55 Sea Avenue, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed loft conversion including a rear pitched roof dormer measuring approximately 2m in width, 2.6m in height and 1.7m in depth. Both front and rear dormers will be fitted with PVCu windows and the front dormer will have a pitched roof. In addition, 5 roof lights, 3 to the south and 2 to the north will be added within the roof structure.
SITE AREA	822 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	Cupressus boarder in excess of 3m to the rear, 1.8m brick wall reduced to 1.2 at the front to the south and 2m close boarded fencing to the north. There is a shed adjacent to the rear boundary and established trees adjacent to the north boundary.
SITE CHARACTERISTICS	Detached bungalow with flat roof front dormer, rear part brick built conservatory, side sun room to the south and an integral garage to the north. The elevations are red/brown brick and the roof has red/brown tiles. The driveway to the front of the property has a drive through aspect.
CHARACTER OF LOCALITY	Residential private estate the character of which is predominately detached single and two storey dwellings. There are bungalows to the south and front of the proposal site and to the north there is a two storey dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/274/63.	Bungalow and garage.	Approved/Conditionally. 23-01-1964.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council.	No objection.
LOCAL GROUPS.	None.
OTHER.	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Tree Preservation Order.

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
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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.
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COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> 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.
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CONCLUSIONS

The site is situated in a residential private estate the character of which is predominately detached single and two storey dwellings. The proposal seeks planning permission for a loft conversion which includes a rear pitched roof dormer and a new roof over the existing front dormer

R/258/07/**CONCLUSIONS**

resulting in a similar design to the proposed rear dormer. Both front and rear dormers will be fitted with UPVC windows and in addition, 5 rooflights, 3 to the east and 2 to the west will be added within the roof structure.

The proposed dormer and rooflights are considered to be of reasonable design and scale and are visually subservient to the main building. It is not considered that the dormer would have an adverse overbearing or overshadowing affect on neighbouring properties due to its moderate scale and design and there is no direct overlooking into neighbouring properties. Any overlooking that may occur is considered to be of a minimal and an acceptable nature due to the distances between the resultant dormer and the immediate properties to all rear and side boundaries.

The proposed rooflights will result in a certain amount of overlooking however both properties to the north and south are considered to be at an adequate distance, 7m to the north and 7m to the south, therefore any overlooking that may occur is considered to be of a minimal and acceptable nature.

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.

RECOMMENDATION

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TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: R/258/07/

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To Addressee

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Site Address55 Sea Avenue
Rustington

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Description of Development

Loft Conversion.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

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, LOC1.

LOCAL PLAN: DEV19.

NATIONAL POLICIES: PPS1

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

Case Officer: Ms E Bailey