PLANNING APPLICATION REPORT

REF NO: **R/258/09/**

LOCATION: 94 Sea Avenue
Rustington

PROPOSAL: New pitched roof to existing dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the formation of a pitched roof over an existing flat roof dormer which is on the front of the dwelling. The roof would be approximately 1.3 metres in width by 0.8 metres in depth and 0.7 metres in height. Its ridge would be an overall height of some 3 metres above ground level.
SITE AREA	Approximately 828 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Small ornamental trees, concentrated mostly to rear boundary.
BOUNDARY TREATMENT	There is an approximately 2 metre high hedge following the front boundary with an opening for vehicular access. There is an approximately 1.2 metre high stone wall on the side boundaries with additional hedging of approximately 2 metres which continues along the rear boundary of the site where there is also a group of small trees.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style dwelling which has painted cream/white render elevations and contains an integral garage. The roof is tiled and hipped. There is a flat roof dormer to the front of the dwelling and a pitched roof dormer to the rear. There is also a flat roof single storey extension to the rear of the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a mixture of dwellings and small apartment buildings which are set back from the road with tall hedging or walls to the front. To the south the street ends and a path leads to the nearby Rustington beach. The area is also characterised by mature landscaping which is seen to the front of the majority of the buildings on the road.

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

South East Plan:		
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

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 proposal will alter the appearance of the roof to the front of the dwelling. It is considered that the proposed pitched roof over the dormer will compliment a number of nearby dwellings such as No. 90 Sea Avenue which has a number of pitched roof dormers. It is noted that flat roof dormers are not a common occurrence of the street. It is therefore considered that the proposal would be sympathetic to the character and appearance of the surrounding area.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. The ridge height of the new roof would be below the ridge of the main roof, its eaves height would be above the eaves of the main roof and it would be stepped in from the sides, this would produce a visually subservient relationship. Further, the proposed pitched roof is considered to compliment the pitched roof of the main dwelling and restore an element of symmetry by way of its similar appearance to the existing pitched roof dormer on the opposite roofslope.

It is considered that the proposal would not bring about any adverse impacts towards the amenities of neighbouring residents. The modest increase in height in itself would prevent it from appearing overbearing or causing overshadowing and, in addition to this, the proposal is positioned to the centre of the site, well away from boundaries with neighbouring properties. The nature of the proposal, being purely a roof, is considered to prevent any concerns of overlooking.

It is therefore recommended that this 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 This permission relates to the following approved plans:-

Location plan; Site Plan; Proposed First Floor Plan; Roof plans; Existing Elevations; Proposed Elevations.

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 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

LOCAL PLAN: GEN2, GEN7, 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.