R/261/05

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	First floor extension over existing garage (Resubmission following R/142/05) 23 Mill Lane, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed first storey rear extension measuring approximately; 2m in width, 4.65m in depth with a maximum height of 2.5m.
SITE AREA	0.06 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing to rear garden and hedging to front garden.
SITE CHARACTERISTICS	Two storey detached property with smooth cream painted render to front elevations and grey coloured plain tiled pitched roof. The property has an attached flat roof garage with extension to rear.
CHARACTER OF LOCALITY	Residential area. Surrounding properties are predominantly two storey detached properties of varying design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/46/00	Garage extension to side of house.	Approved conditionally 25-05-2000

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class B Road

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN7, DEV19

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.

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:-

"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 legislative background.

CONCLUSIONS

This application is a resubmission of R/142/05 which was refused on the grounds that the proposal by way of its height, scale and position would create an unacceptable overbearing and overshadowing effect to the detriment of the residential amenities of the neighbouring bungalow of No. 31 Albert Road.

The current application is on a far reduced scale having removed the first storey element over the existing flat roof garage and consists of a corner infill to the rear of the property over part of the existing flat roof garage. The proposed extension will largely be concealed from view along Mill Lane by the existing property. The design and scale are considered acceptable and the extension is visually subservient to the existing dwelling.

A gap of approximately 3.5m will be maintained between the north elevation and the side boundary

CONCLUSIONS

and it is therefore not considered that the extension would have an adverse overshadowing or overbearing affect on No. 31 Albert Road. The window on the north elevation will service a bathroom and as such it is considered prudent to condition obscured glazing to protect the residential amenities of the No. 31 Albert Road.

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

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

RUSTINGTON R/261/05/

First floor extension over existing garage (Resubmission following R/142/05)

23 Mill Lane
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 windows on the north elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.