R/268/05

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Alterations to roof 21 Broadmark Avenue Rustington

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Hipped roof side extension to roof. To measure (at maximum) approximately; 3.3m in height, 2.8m in width, and 7.2m in length.
SITE AREA	592 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary kept by close boarded fencing approximately 1m in height. Rear and side boundaries kept by close boarded fencing approximately 1.8m in height
SITE CHARACTERISTICS	Detached bungalow with white walls and red tiled roof
CHARACTER OF LOCALITY	Residential with detached bungalows/chalet-style properties of various style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/29/98	Room in roof space	Approved Conditionally 14-04-1998

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

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
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

Noted

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.

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

Given retention of sufficient distance between proposal and boundaries, any overbearing or overshadowing resulting from the proposal onto neighbouring properties is considered minimal.

Although it is accepted a certain amount of overlooking or loss of privacy will be experienced by the window in the west elevation of the proposal, given the window exists to provide light and ventilation into the non-habitable roof space, the position of the window, and that no. 23 Broadmark Avenue is a one and half storey bungalow, any overlooking resulting from the window onto neighbouring properties will be oblique and considered acceptable.

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CONCLUSIONS

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further it is not considered the proposal would be obtrusive in the street scene or conflict with the established character of the surrounding area.

It is recommended that the planning application should be approved, subject to the conditions set out overleaf.

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Alterations to roof

21 Broadmark Avenue
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).