

APPLICATION REF: R/270/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Proposed single storey extension to rear of property. The Old School House, Claigmar Road, Rustington
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal will measure approximately 9.9 metres in length by approximately 3.3 metres in width and will stand at approximately 3.6 metres at its greatest height.
SITE AREA	Approximately 378 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloping slightly upwards from South to North.
TREES	None affected by proposal.
BOUNDARY TREATMENT	The eastern boundary in the rear garden is formed of an approximately 1.8 metre high brick wall with the northern and western boundaries having approximately 1.8 metre high wood panel fencing.
SITE CHARACTERISTICS	The site is occupied by a detached 2 storey red brick building with a number of roof dormers with tile hang walls. The roof is gabled with slate tiles and dentils. There is a large detached timber classroom building in the rear garden.
CHARACTER OF LOCALITY	The proposal site is situated a residential road in a predominantly residential area with a mixture of building styles including large, detached dwellings, large buildings converted to flats and more modern terraced dwellings. There are no windows from adjacent properties facing the proposal from the sides. The proposal faces towards a bungalow and conservatory to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/4/87	Application for permanent siting of classroom previously granted temporary permission (See R/330/81 for plans)	Approved 16-02-1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No Objection.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No Objection in principle

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1

Arun District Local Plan : GEN2, 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

Noted. The requested conditions will be attached, subject to approval.

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/or legislative background.

CONCLUSIONS

It is considered that the positioning of the proposal to the rear of the existing building will prevent the development from being visible from the street scene and as such it is considered that the proposal will not result in a visual intrusion to the street scene nor will it have a detrimental impact on the character and appearance of the surrounding area.

It is considered that the proposal is of a design, scale and setting that will maintain visual

APPLICATION REF: R/270/07**CONCLUSIONS**

subservience to the main building on the site. The visual integration of the proposal to the existing building is considered to be further assisted by the use of materials on the proposal to match those used on the existing building. It is considered that the positioning of the proposal behind the built line of the adjacent properties coupled with the adequate height of fencing to shield a single storey extension will prevent the proposal from causing any unacceptable overlooking, overshadowing or overbearing effect towards the neighbouring properties to the east and west. The proposal will have flank walls facing the properties that are immediately adjacent to the east and west and as such it is considered that there will be no demonstrable amount of overlooking and loss of privacy towards these properties. It is considered that the proposal, by way of its positioning may cause a loss of sunlight in gardens to the immediate west and east in the early morning and late afternoon respectively, however, the moderate scale of the proposal is considered to be such that there will not be an unacceptable loss of light towards these properties.

The proposal will have a number of windows facing north towards No. 2 Vernon Close, however it is considered that the proposed windows will be only approximately 3.3 metres closer to 2 Vernon Close than the existing north facing windows on the property and that a distance of some 21 metres will be retained between the 2 properties. This distance, combined with the single storey nature of the proposal and of 2 Vernon Close as well as the added presence of an approximately 1.8 metre high boundary fence will prevent the proposal being the cause of an unacceptable level of overlooking, overbearing or overshadowing towards the property to the north. To summarise, it is considered that the proposal will be able to integrate well with the existing property whilst preserving residential amenities towards neighbouring properties and will not bring about a demonstrable level of overlooking, overshadowing or overbearing towards neighbouring properties.

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

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1**To Addressee****2****Site Address**

The Old School House
Claigmar Road
Rustington

3**Description of Development**

Proposed single storey extension to rear of property

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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).

CONDITION 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 building.

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.

CONDITION 3 The development shall not proceed until details of the proposed means of surface water disposal have been submitted and approved by the Local Planning Authority in consultation with Southern Water. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.

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: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7 (ii, iv), 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.

INFORMATIVE:

The applicant is advised of the attached comments from Southern Water, dated 4th December 2007.

Case Officer: Mr J Smith