

R/282/06/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Loft conversion including rear dormer window & velux rooflights to front. 40 Henry Avenue, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed rear dormer window is 5.2m in width, has a maximum depth of 2.3m and a maximum height of 1.8m. There are two windows proposed to the rear servicing the bedroom and ensuite on the second floor. On the front roof pitch are proposed three rooflights, one which services the proposed stairwell and two which are larger in scale and service the proposed bedroom.
SITE AREA	Approximately 227m ² .
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	No trees to be effected.
BOUNDARY TREATMENT	To rear there is a 2.0m wooden fence along the eastern boundary and a 1.2m brick fence with 0.8m wire on top along the western boundary. There is some vegetation growing along this wire fence.
SITE CHARACTERISTICS	A two storey detached mid-terrace dwelling on a long narrow site. The dwelling has a single storey rear extension and an outbuilding sited at the very northern end of site.
CHARACTER OF LOCALITY	A residential area comprising predominately two storey terrace and semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/105/00	Driveway and crossover	Approved conditionally 22-08-00

REPRESENTATIONS RECEIVED

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

R/282/06/**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : 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.
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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:- <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 and DEV19 in particular in that it sympathetically relates to and is visually integrated with the existing siting, design, form, scale and materials of the existing dwelling, is visually subservient to the main dwelling, would not have a materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

R/282/06/**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 proposed dormer is considered to be of a reasonable scale in relation to the existing roof pitch. With regard to overlooking, siting of the dormer in addition to the long narrow shape of the subject site and neighbouring properties means that there is considerable overlooking potential from the proposed second floor windows. However, the existing first floor windows already directly overlook the neighbouring rear gardens and this is a common occurrence on long, narrow terrace sites such as this. As such, it is considered that since there is already overlooking from the site into the neighbouring rear gardens, the introduction of an additional window (it will be required that the ensuite window be finished in obscured glazing thus reducing overlooking from this window), albeit on the second floor level, will not increase the existing overlooking opportunities. There will be no unacceptable detrimental effects as a result of the proposed rooflights on the front roof elevation due to the distance to the property opposite of some 35m.

The proposed loft conversion is therefore considered to be in accordance with Policies GEN2, GEN7 and DEV19 of the Arun Local Plan and as such it is recommended that the application be approved, subject to the conditions set out overleaf.


RUSTINGTON

R/282/06/

Loft conversion including rear dormer
window & velux rooflights to front.

40 Henry 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).

- 2 The materials and finishes of the external walls and cheeks of the dormer hereby permitted shall match in colour and texture those of the existing dwelling.

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.

- 3 The window serving the en-suite withing the dormer hereby permitted 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.