

PLANNING APPLICATION REPORT

REF NO: R/286/10/

LOCATION: Sea Meadows
The Thatchway
Rustington

PROPOSAL: Construct conservatory to rear of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a single storey rear extension to measure approximately 5m in depth x 2.7m in width x 3.1m in height.
SITE AREA	Approximately 543 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Side boundaries formed of close board timber fencing some 2.5m in height. Rear boundary, block wall some 2m in height.
SITE CHARACTERISTICS	Detached 1 1/2 storey dwelling, red brick and rendered elevations. Hipped red tiled roof. Gable dormer to both front and rear elevations. Detached garage to rear of site accessed from shared driveway to the west of the dwelling. Flat roof single sections to both east and west elevations of the dwelling.
CHARACTER OF LOCALITY	Sited within a private residential estate. Mix of types and styles of large detached dwellings. Public footpath to east of the site.

RELEVANT SITE HISTORY

R/17/95	External alterations ie felt roof to replace PVC and new parapet roof(s) and internal alterations	Approve Cond 24-03-1995
---------	---	----------------------------

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 the built-up area boundary

DEVELOPMENT PLAN POLICIES

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

PLANNING

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

PLANNING

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 application seeks permission for a conservatory to the rear elevation of the existing dwelling. The site is located within an area characterised by various types and styles of large detached properties, many of which have been extended.

The single storey rear addition would not be viewed as part of the street scene, with its glazed

roof only being partly visible from the public footpath running adjacent to the east side boundary. The proposal therefore would have no impact upon the established appearance of the street scene. Further, given that it is to be built up to a boundary of the site adjoining a public footpath with the 2 storey flank wall of 21 Botany Close beyond, the proposal will have no impact upon the private amenity of any adjoining dwellings.

It is therefore recommended that the 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 is granted in accordance with the following approved plans:

1:1250 Plan; 1:500 Plan; Floor Plan Existing; Elevations Existing; Floor Plan Proposed and Elevations Proposed.

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 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.