

PLANNING APPLICATION REPORT**REF NO:** R/30/09/**LOCATION:** 51 Shaftesbury Road
Rustington**PROPOSAL:** Proposed single storey extension to property, with room in the roof over new extension. Re-submission following planning approval R/267/08.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposed single storey extension to property, with room in the roof over new extension. Re-submission following planning approval R/267/08.
SITE AREA	Approximately 623 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging over 4 metres in height lines the eastern and southern boundaries, there is a brick wall with hedging in excess of 2 metres in height to the north and close boarded fencing approximately 1.8 metres high to the west.
SITE CHARACTERISTICS	The site is a detached single storey bungalow with a tiled hipped roof, with brick elevations and white pvcU windows.
CHARACTER OF LOCALITY	The site occupies a corner position of a residential road, at the intersection between Broadmark Lane and Shaftesbury Road. The eastern end of Shaftesbury Road is dominated by single storey dwellings, whilst Broadmark Lane is dominated by two storey dwellings.

RELEVANT SITE HISTORY

R/267/08/	Proposed single storey extension to existing property & addition of 1.8m timber fencing behind established hedgerows.	Approve Cond 02-02-2009
R/28/54	Garage	Approve 20-04-1954

REPRESENTATIONS

Representations received:

Rustington Parish Council

Rustington Parish Council has noted the above application and wishes to raise no objection to it.

Three letters of objection, two of which are from the same address, raising the following main points:

1. A single storey extension would be acceptable but a double storey is not in keeping with the area at all
2. The bungalows are all of the same design so it would not be in keeping at all.
3. No orange notice posted.
4. The proposal would make the neighbouring property very dark and the extension will keep a lot of the morning sunshine out.
5. Shade in garden and impact on quality of life.
6. Sunshine in winter months very important.
7. Why buy a bungalow when you want a house?
8. A small window in the roof would look down into the neighbouring conservatory
9. The corner of the existing garage roof protrudes over a neighbouring garden.
10. The proposed east wings projects beyond the building line.
11. The increased height will obscure the sea views from a neighbouring property.

Comments on Representations received:

Comments on impact on the residential amenity and visual amenity have been covered within the officers report.

When the site was visited by the officer, a site notice was clearly displayed on the gate post at the entrance to the site, in accordance with the Council's standard practice regarding the advertisement of applications.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1 CH1	Locational Strategy High Quality Development Character
Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings

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.

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 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

This application seeks to construct a single storey extension with additional accommodation at roof height, and is a re-submission following approval of a single storey extension. The approved extension measures approximately 11.5 metres in length, 4.3 metres in depth and 5 metres in height. This application seeks a slight increase in the footprint of the extension, which is now proposed to measure 11.5 metres in length, 4.3 metres in depth and 5.35 metres in height.

The proposed extension is to be constructed with face brick work and white pvcU windows to match the existing. It is also to have a hipped roof in accordance with that of the existing dwelling. The roof height of the proposed extension is flush with the existing. It is therefore considered that by reason of its design and scale the proposed extension will not be incongruous to the character or appearance of the existing dwelling.

This amended scheme seeks to provide accommodation within the roof. This would include the insertion of a dormer window with a Juliet Balcony on the southern elevation of the extension. The position of this dormer, facing south, is such that it would not over look any neighbouring properties and as such should not have a significant impact on the residential amenity of surrounding dwellings. The revised proposal also includes the addition of three rooflights; two on the northern side of the extension and one on the western elevation. There is such a distance between the northern flank of the extension and the property to the north, no.30 Broadmark Lane (approximately 15 metres) that the proposed rooflights on this elevation are not considered to have a significant effect on the residential amenity of the neighbouring dwelling. In relation to 49 Shaftesbury Avenue, there is not considered to be any significant impact on this neighbour

amenities by reason of the step back of the extension off the common boundary and its design. The extension is designed with a single storey groundfloor element with sloping pitched roof over. The rooflight on this elevation is highlevel and is not considered to give rise to significant overlooking.

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 **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: DEV1, LOC1, CH1

LOCAL PLAN: GEN7, GEN2, 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.