



Planning Statement

Development:

Single-storey front porch and rear extension to replace the existing conservatory, proposed hip-to-gable extensions, a rear dormer, roof lights and side windows with obscure glass.

Location: 15, Evelyn Avenue, Rustington, BN16 2EJ

Date: 12th February 2026

1. Introduction

This Planning Statement accompanies a householder planning application for alterations and extensions at No. 15 Evelyn Avenue, Rustington. The property is a detached bungalow situated within a residential area characterised by similar dwellings.

The proposal seeks to improve the quality, usability, and appearance of the dwelling while ensuring that the development remains sympathetic to the character of the property and its surroundings.

2. Site and Surroundings

No. 15 is a detached bungalow located on Evelyn Avenue, a residential street comprising a mix of bungalows and extended properties. The area displays varied architectural styles and materials, including the use of external cladding on several neighbouring properties.

The plot is of sufficient size to accommodate the proposed development without detriment to neighbouring amenity or the established street scene.

3. Description of the Proposed Development

The application proposes the following works:

- Construction of a single-storey front porch;
- Erection of a single-storey rear extension to replace the existing conservatory;
- Hip-to-gable roof extensions;
- Formation of a rear dormer;
- Installation of roof lights;
- Installation of side windows with obscure glazing;
- External cladding to the gable ends, rear dormer, new porch, and existing front elevation.

The applicant has recently secured permitted development approval for the conversion of the existing hip roof to gables and the formation of a rear dormer. This application seeks permission to enlarge the previously approved dormer and to undertake additional improvements, including the rear extension and front porch.

4. Design and Materials

The proposed design has been carefully considered to complement the existing dwelling and reflect the character of Evelyn Avenue.

Cladding is proposed on the gable ends, dormer, porch, and front elevation. Although No. 15 is not currently clad, this material is well-established within the street scene. A number of nearby properties in Evelyn Avenue feature similar treatments, including:

- No. 16 – White cladding
- No. 14 – White cladding
- No. 24 – White cladding
- No. 26 – Timber cladding
- No. 31 – White cladding

The proposed use of cladding will therefore be consistent with the prevailing character of the area and will enhance the visual appearance of the host dwelling.

The dormer and roof alterations are proportionate to the existing building and are designed to appear subordinate to the main roof form. The rear extension replaces a lightweight conservatory with a more robust and visually coherent structure, improving both functionality and appearance.

5. Impact on Character and Appearance

The proposed development has been designed to respect the scale, massing, and form of the existing dwelling and neighbouring properties.

The extensions and roof alterations will be well-integrated into the building, ensuring that the overall appearance remains balanced and visually coherent. The introduction of cladding reflects established local character and contributes positively to the street scene.

As such, the proposal will not result in any harm to the character or visual amenity of the property or its wider surroundings.

6. Impact on Residential Amenity

The development has been carefully designed to avoid any adverse impact on neighbouring properties.

- The single-storey rear extension will not result in unacceptable overshadowing or loss of outlook.
- Obscure glazing to side windows will protect neighbouring privacy.
- The dormer and roof alterations are located to minimise overlooking and visual intrusion.

Accordingly, the proposal will maintain an appropriate standard of residential amenity for adjoining occupiers.

7. Planning Policy Considerations

The proposal has been assessed against relevant local planning policies, including:

- Policy D DM1 of the Arun Local Plan
- Policy D DM4 of the Arun Local Plan
- Policy 2 of the Rustington Neighbourhood Plan
- Part M of the Arun Design Guide

The development accords with these policies by:

- Respecting local character and distinctiveness;
- Demonstrating high-quality design;
- Safeguarding neighbouring amenity;
- Using appropriate materials;
- Ensuring that alterations are proportionate and well-integrated.

8. Conclusion

The proposed development at 15 Evelyn Avenue represents a sensitive and well-considered improvement to the existing dwelling. It will enhance the functionality, appearance, and long-term sustainability of the property while respecting the character of the surrounding area.

The dormer, rear extension, porch, and use of cladding are consistent with established patterns of development along Evelyn Avenue and will not result in harm to visual amenity or residential conditions.

The proposal fully complies with relevant local and neighbourhood planning policies and design guidance.