

R/322/07/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Conservatory to rear of house attached to kitchen. 10 Andrew Close, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above measuring approximately 2.3m in height, 2.7m in width and 2.4m in length. Brick plinth to match existing dwelling.
SITE AREA	503 square metres approximately.
TOPOGRAPHY	Slope from front of house to the highway; the remaining is predominately flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m close boarded fencing to all rear boundaries.
SITE CHARACTERISTICS	Detached single storey red and sand brick elevations and a section to the front smooth sand painted rendered. The roof is brown tiled gabled with porch to the front.
CHARACTER OF LOCALITY	The site is situated within a residential cul-de-sac which can be characterised by detached chalet bungalows and bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/39/07/	Extensions to include two bedrooms.	Approved Conditionally 29-05-2007.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council.	No objection.
LOCAL GROUPS.	None.
OTHER.	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary. Abutts Conservation Area.

R/322/07/**POLICY CONTEXT****DESIGNATION APPLICABLE TO SITE**

PD Restriction.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1.
 Arun District Local Plan: 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

None.

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

The site is situated within a residential cul-de-sac which can be characterised by detached chalet bungalows and bungalows. The proposal seeks planning permission for a rear conservatory.

The proposed conservatory is considered to be of an acceptable scale in relation to the main

R/322/07/**CONCLUSIONS**

dwelling and the surrounding plot. The materials used are to match the main dwelling and this is considered to aid the proposals visual integration and encourage the extension to visually relate to the main dwelling. Adequate distances to any neighbouring dwellings, when assessed against the height of the proposal, are considered to be maintained to preclude any adverse overshadowing or overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development would not be obtrusive in the street scene, nor would it conflict with the established character of the property or the surrounding area.

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

Application Ref: R/322/07/

1 To Addressee

2 Site Address
10 Andrew Close
Rustington

3 Description of Development
Conservatory to rear of house attached to kitchen

4 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).

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, CH1.

LOCAL PLAN: 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.

Case Officer: Ms E Bailey