

PLANNING APPLICATION REPORT

REF NO: R/33/11/

LOCATION: 44 Broadmark Lane
Rustington

PROPOSAL: Replacement dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a chalet style dwelling measures approximately 10.6 metres in width by 13.7 metres in depth and 6.1 metres in height. There is a projecting single-storey section to the front which will house a garage. A flat roof dormer window will be installed on the northern roof slope.
SITE AREA	Approximately 546 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is low hedging to the front of the site. To the sides and rear which is timber fencing which is approximately 1 metre in height to the front of the existing dwelling, stepping up to approximately 1.8 metres high alongside it and to the rear.
SITE CHARACTERISTICS	The site is occupied by an L-shaped detached bungalow dwelling which has painted render elevations and a tiled, gable roof. There is timber weatherboarding above the window heads in the gable end. A single-storey flat roof extension has been added to the rear and there is an overhanging roof to the front forming a shelter over the front door. The site is served by a dropped kerb access.
CHARACTER OF LOCALITY	The site is located on a residential road which, each side of which has a distinctive character, The west side of the road is generally made up of detached bungalow and chalet style dwellings whilst the east side comprises of semi-detached and terraced two-storey dwellings. The dwellings on both sides are set back from the road with grass verges to the front helping to create an open and spacious appearance. There is a water pumping station to the immediate south of the site.

RELEVANT SITE HISTORY

None.

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 Built-Up Area

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN12](#)

Built-up Area Boundary

The Form of New Development

Parking in New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS

Rustington Village Design Statement by
Rustington P C

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

The proposed dwelling will replace an existing street scene feature. Its main frontage will be the same distance from the road as the existing dwelling and it will be of a similar width. Although the proposed dwelling will be of greater height than the existing bungalow it will be in-keeping with other detached chalet style dwelling that line the road and its presence will therefore be consistent with the existing character and appearance of the surrounding area. It should be noted that a replacement dwelling recently approved two plots to the north (No. 40 Broadmark Lane) is greater in size than the proposed dwelling.

The application states that two on-site parking spaces will be provided for the proposed dwelling and it is noted that the site already benefits from dropped kerb access. The exact positioning of these parking spaces and their means of access are not shown on accompanying plans and a condition can be placed upon any given approval requiring further details to be submitted prior to development being started. The provision of parking has been assessed using West Sussex County Council's Parking Demand Calculator. This has shown that allocated parking as 0.45 spaces below the expected demand for resident and visitor parking that the proposed development would generate. It is considered that this is not a significant amount and that on-street parking could absorb this without causing disruption.

The nearest neighbouring residential property to the site is No. 42 Broadmark Lane which is on the adjacent plot to the north. The proposed dwelling is of a similar size and mass to this dwelling and will be positioned broadly in line with it. The northern elevation of the proposed dwelling will be stepped in 1 metre from the site boundary and will run alongside the flank wall of the garage at No. 42 Broadmark Lane. It is therefore considered that the proposed dwelling would not have the potential to cause unacceptable levels of overshadowing towards the neighbouring property, nor would it appear overbearing.

The majority of the windows on the proposed dwelling would be at ground floor level and, as such, views towards neighbouring properties would be interrupted by existing site boundary treatment. First floor windows proposed for the front elevation would look towards the road whilst those proposed for the rear elevation would be some 21 metres from the rear (western) site boundary, where there is a group of medium sized trees, and it is considered that this distance, as well as the screening offered by the trees, would prevent intrusive views into properties that back onto the site. The proposed roof dormer will face towards a flat roof dormer at No. 42 Broadmark Lane. It is considered prudent to apply a condition requiring the windows serving this dormer, which will house separate en-suite and shower rooms, to be obscure glazed with only the top fanlights, which the supplied section plans show to be 1.7 metres above floor level, being able to open.

To summarise, it is considered that the proposed dwelling responds well to the existing character and appearance of the surrounding area and would not be detrimental towards the amenities of neighbouring residents and, therefore, it is recommended that the application should 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

1;
2a;
3a;
3;
5;
6;
7a;
8a;
9;

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 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the dwelling shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The first floor dormer windows on the northern elevation of the dwelling hereby approved shall consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times and at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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, GEN12

NATIONAL POLICIES: PPS1

RUSTINGTON VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.