

PLANNING APPLICATION REPORT**REF NO:** R/3/12/**LOCATION:** 18 Knightscroft Avenue
Rustington**PROPOSAL:** Single storey side extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal is for a single-storey extension to the eastern elevation of the existing dwelling measuring 3 metres in width by 4.5 metres in depth and approximately 4.7 metres in height.
SITE AREA	Approximately 548 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundaries marked by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling with brick elevations and a tiled, hipped roof. Construction is currently underway on a rear extension which is being built under permitted development rights.
CHARACTER OF LOCALITY	The site is located on a private residential road that is lined by detached dwellings of a variety of designs and scales. Small gaps are maintained between buildings with a number of dwellings occupying close to the full width of their respective plots.

RELEVANT SITE HISTORY

R/185/11/	Proposed extension at rear and detached garage	Approve Cond 19-10-2011
R/252/11/CLP	Application for a Certificate of Lawfulness for a proposed erection of garage (detached) under 2.5m high adjacent to boundary built substantially of non-combustible materials.	PP Not Required 09-01-2012

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

DEVELOPMENT PLAN POLICIES

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

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington Parish Council

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 extension will be positioned to the side of the existing dwelling and will extend the width of the frontage. The impact upon the street scene will be minimal due to the modest scale of the extension. The increased frontage will be in keeping with a general trend on the street for buildings that occupy close to the full width of their plots. It is therefore considered that the proposal will not adversely impact upon the visual and spatial characteristics of the surrounding area.

It is considered that the extension will relate sympathetically towards the existing dwelling in terms of design and scale. Its height will be stepped down from that of the main dwelling, demonstrating a clear visual subservience in context with the host building. The pitched roof design will compliment the pitched roof of the existing building whilst the matching eaves heights of the new roof will ensure a smooth transition between the existing building and the extension.

With regards to the amenities of neighbouring residents, it is noted that the proposal will reach within close proximity of the eastern site boundary. However, its modest height coupled with the fact that it will be built entirely alongside the flank wall of the neighbouring dwelling will prevent it from appearing overbearing or from causing undue levels of overshadowing. The proposed window on the front elevation will look towards the road whilst the rear facing window will have views towards neighbouring properties obstructed by existing site boundary treatment, safeguarding privacy.

It is therefore recommended that the application is 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:-

15/11/27/1;
15/11/27/2;
15/11/27/3;
15/11/27/4;

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

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

4 **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

RUSTINGTON DESIGN STATEMENT

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