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PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Rear extension, 15 Harsfold Road, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension will measure approximately 2.8m in length, 2.9m in depth and 2.75m in height.
SITE AREA	Approximately 480 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front boundary has 7 course brick wall. Rear east boundary has close boarded fencing + hedging approximately 3m-3.5m in height, north side boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property that has previously been extended with integral garage. Wooden summer house in rear garden. The walls have reddish brown brickwork, white PVCu windows and a brown tiled roof.
CHARACTER OF LOCALITY	Predominantly detached two storey properties of a similar style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/266/77	Dining room extension.	Approved/Conditionally 17-08-1977.
R/59/86	Additional bedroom en-suite over existing lounge.	Approved/Conditionally 06-05-1986.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, 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 the visual amenities of the locality or the 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 proposed single storey extension will replace an existing extension on the rear elevation of the building. The footprint and height of the replacement extension will be similar in size and height to the existing structure and visually subservient to the main building.

The nearest neighbouring property to the north No 13 is approximately 2.5m from the proposal. The proposal has a door and a window that serves a wc on the north side elevation but as there are no

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CONCLUSIONS

windows on the south side elevation of the neighbouring property No 13 it is not considered that the extension would create any overlooking or loss of privacy to this property.

Furthermore, it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overbearing affect, overshadowing, overlooking and loss of privacy.

Due to its rear position the proposal will not be visible in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application should be approved, subject to the conditions set out overleaf.