PLANNING APPLICATION REPORT

REF NO: **R/44/11/**

LOCATION: 44 Seafield Road
Rustington

PROPOSAL: Replacement of 2 no. catslide roof sections with flat roofs and relocation of 1 no. door and 2 no. windows to north and west elevations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The footprint of the existing building will not be increased. It is also proposed for the building, currently used for the accommodation of staff employed at the neighbouring RAF residential home, to be used for respite care. Both the existing and proposed use fall within C2 of the 1987 Use Class order and, therefore, no Change of Use application would be required.
SITE AREA	Approximately 780 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is approximately 1 metre high timber fencing to the front of the site. Immediately behind this is hedging which is approximately 2 metres high. The rear amenity space is enclosed by approximately 1.8 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style building which has painted render elevation walls with timber detailing and a tiled, hipped roof. There is a single-storey projection to the rear (western) elevation and the roof continues sloping downwards to form a catslide slope over it. There is a detached garage to the north of the dwelling.
CHARACTER OF LOCALITY	The site is located on a road, the western part of which is lined by detached bungalow and chalet dwellings whilst to the east there are 2 and 3-storey blocks of flats. To the south is Princess Marina House which is used as a respite home by the RAF Benevolent Fund.

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

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV20	Rest and Nursing Homes

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.

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 works will not increase the footprint of the building and are on a part of it that is set well back from the frontage. These factors, as well as the screening afforded by existing site

boundary treatment and the fact that the catslide element of the building is small and not a key characteristic of the dwelling, will ensure that the visual impact of the proposal is minimal and the character and appearance of the surrounding area will not be adversely affected.

The minor scale of the proposed works will ensure that they remain visually subservient towards the existing dwelling. Whilst there are no other flat roof elements on the building, the fascia of the works will match the eaves height of the existing roof and this will assist visual integration with the existing dwelling.

The new doors and windows proposed will be at ground floor height and any views towards neighbouring properties will be obstructed by existing site boundary treatment. The modest scale of the works will prevent them from appearing overbearing or from producing an unacceptable level of overshadowing. As such, it is considered that the proposal would not be detrimental towards the amenities of neighbouring residents.

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:-

B2373/11/05;
B2373/11/06;
B2373/11/07;

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 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, DEV20

R/44/11/

NATIONAL POLICIES: PPS1

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