

PLANNING APPLICATION REPORT

REF NO: R/59/09/

LOCATION: 145 Worthing Road
Rustington

PROPOSAL: Room in roof as bedroom with dormer, entrance porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The dormer will be on the front elevation of the property measuring approximately 4.2m x 4.2m x 2.8m high. The pitch roof porch will measure approximately 2.3m x 1.6m x 3.6m high.
SITE AREA	Approximately 414 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the front of the property. Retaining wall approximately 0.5m.
SITE CHARACTERISTICS	The site is occupied by a 1 ½ storey semi detached property. Rendered walls, concrete tiled, gable roof. Roof lights on front elevation.
CHARACTER OF LOCALITY	The site is located within a residential area. Main class B road to the north of the site. Large property in use as offices opposite the site.

RELEVANT SITE HISTORY

R/258/02/	Room in loft space with rear dormer. Single storey extension to rear of property.	Approve Cond 13-01-2003
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REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 or legislative background.

CONCLUSIONS

The proposed application is for a flat roof dormer within the front roof elevation and a pitched roof porch to the front of the property. The proposed additions will be viewed within the street, but given their design and scale are not considered to be a dominant feature within the street scene and therefore will not detract from the character and appearance of the surrounding area.

The existing property is set back some 15m from Worthing Road with the proposals facing the public highway. The dormer is not considered to result in unacceptable overlooking of

neighbouring properties as it will face the highway with the properties to north being some 35m from the property. The flat roof dormer will be lower than the existing ridge height, therefore the dormer is considered to appear visually subservient to the existing property.

The proposed porch to the front of the property is considered to appear visually subservient to the existing bungalow matching that of the existing eaves height. The addition is further integrated with the gabled roof relating sympathetically to the gable roof of the property.

It is therefore recommended that the application 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 materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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

- 3 **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

LOCAL PLAN: GEN2, GEN7, 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.