

PLANNING APPLICATION REPORT

REF NO: R/63/11/

LOCATION: 27 Walders Road
Rustington

PROPOSAL: Application for new planning permission to replace an extant planning permission R/19/08 - Proposed two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. As above. The application is for an identical scheme as was approved under R/19/08. The permission expired on 28th March 2011, however, the application was received prior to the permission lapsing.
SITE AREA	Approximately 440 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1 metre high brick wall. The western boundary alongside the dwellings is marked by approximately 1.5 metre high chain link fence with the rear garden enclosed by 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a two-storey end of terrace dwelling which has cream painted render elevation walls with brown brick courses beneath the ground and first floor windows. There is a single-storey lean-to extension to the rear.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a linear arrangement of terraced, two-storey dwellings which are set back from the road with low walls and fencing to the front.

RELEVANT SITE HISTORY

R/19/08/	Proposed two storey side extension to create a playroom and enlarged kitchen downstairs, with a further bedroom and ensuite on the second floor.	Approve Cond 28-03-2008
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REPRESENTATIONS

Representations received:

Rustington Parish Council

No objections.

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

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 extension was approved under R/19/08, this application seeks to extend the time limit of the permission. The main consideration in assessing this application is if there have been any significant and relevant planning policy changes that would warrant a different decision being

made.

The relevant policies at the time of the original planning approval were Arun District Local Plan Policies GEN2, GEN7 and DEV19 and National Policy PPS1 and West Sussex Structure Plan Policies LOC1 and DEV1. The Local Plan policies are still in place. Since that time, the South East Plan has been adopted in place of the West Sussex Structure Plan, however, this is a strategic level document and there is nothing within it that relates specifically towards residential extensions nor were there any conditions or considerations that related specifically towards the West Sussex Structure Plan.

As there have been no significant changes in relevant policies it is therefore recommended that the application to extend the time limit for the original planning permission is approved and that no additional conditions are attached.

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:-

001/27/A;
002/27;

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 building.

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

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed in the western elevation of the extension hereby permitted which adjoins the side boundary with 29 Walders Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property 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, DEV19

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.