PLANNING APPLICATION REPORT

REF NO: **R/68/11/**

LOCATION: 8 Walnut Avenue
Rustington

PROPOSAL: Proposed side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The main body of the proposed extension, which will feature a gabled roof, measures 4.6 metres in width by 5.8 metres in depth. A smaller flat roof extension measuring 1.4 metres in width by 1.2 metres in depth will be positioned alongside it.
SITE AREA	Approximately 900 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by approximately 1.8 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has red/brown brick elevation walls and a shallow pitched gable roof.
CHARACTER OF LOCALITY	The site is located on a track which branches off a residential cul-de-sac and serves two bungalow dwellings. There is a fairly high density of dwellings in the immediate surrounding area with detached bungalows to the east and south and terraced two-storey dwellings to the north and west.

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
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS	Village 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 is positioned towards the rear of the dwelling and its ridge height is below that of the existing roof meaning that the appearance of the frontage will not be altered and the extension will also be screened by the existing site boundary treatment. It is therefore considered that the proposal will not have an adverse impact upon the character and appearance of the surrounding area.

It is considered that the extension will relate sympathetically towards the existing dwelling in terms of design and scale. The modest dimensions, particularly the height, will ensure that the extension retains visual subservience towards the existing dwelling. Additionally, the gable roof design of the proposal compliments the roof design of the existing dwelling whilst, through having an eaves height that matches that of the existing roof, an effective visual integration with the existing dwelling will be exhibited.

With regards to the amenities of neighbouring residents, the modest height of the structure and its positioning away from site boundaries will prevent it from appearing overbearing or from causing harmful levels of overshadowing whilst views from ground floor windows towards neighbouring properties will be interrupted by existing site boundary treatment, safeguarding the privacy of the occupants of neighbouring dwellings.

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:-

Site Plan;
01;

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, 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.