

PLANNING APPLICATION REPORT**REF NO:** R/71/09/**LOCATION:** Twyford Lodge
54 Sea Avenue
Rustington**PROPOSAL:** Amendment to previously approved R/124/08 - omit dormer & extend roof hip over bed 4, additional balcony outside bedroom 4, changes to windows & doors, loggia returned to 'open air' & pedestrian access moved slightly southwards**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.20 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall painted white and black + hedging approximately 2.5m in height, side boundaries hedging approximately 2m in height. Rear boundary has close boarded fencing approximately 1.8m in height + tree screening, north and south side boundaries close boarded fencing approximately 1.8m in height,
SITE CHARACTERISTICS	Two storey detached property with attached double garage on north side, balcony detail on south side elevation, wooden shed in rear garden. The walls are smooth rendered painted white, green tiled roof with white window frames.
CHARACTER OF LOCALITY	Private residential estate with detached properties of various styles and designs on large plots.

RELEVANT SITE HISTORY

R/124/08/	Two storey & single storey side & rear extension and new pedestrian access.	Approve Cond 19-06-2008
R/240/64	Outline application detached dwelling	Approve Cond 02-12-1964

R/36/84	Outline application for erection of single detached dwelling with garage	Approve Cond 29-02-1984
R/272/85	Erection of detached house with integral garage	Approve Cond 12-02-1986
R/162/86	Erection of house and garage	Approve Cond 29-09-1986

REPRESENTATIONS

Representations received:

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Building of Special Character
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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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 residential 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 dwelling which is a Building of Special Character is a 1930's Art Deco dwelling set within a large plot and is well screened by trees and hedging and is set back from the front boundary by approximately 16m.

The proposal seeks to amend the previously approved application R/124/08 which comprised a two storey and single storey side and rear extension with new pedestrian access. The two storey flat roof extension and single storey extensions on the rear west elevation remain the same. The proposed roof extension on the front and north side elevation above the existing garage has been extended to create a hipped roof with the removal of the dormer window on the north side elevation. New balustrading has been added to the front elevation above the garage which will match the style of the balcony detail on the south side elevation. The proposal seeks to change various windows on the north, west, south and east elevations to a 'deco' style that are more in keeping with the existing windows with french doors in the same style on the front, south and west elevations. The covered loggia on the south side elevation is to be returned to an open area and the pedestrian access to the front is to be moved slightly southwards retaining the existing trees.

The immediate property to the north No 52 is set forward of No 54 and is approximately 2m from the proposal. It is not considered that the amended roof design and the proposed new bedroom window at first floor level would create an overbearing effect, overlooking or loss of privacy to the occupiers of No 52.

Taking this into account, it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

The proposal relates sympathetically to the Building of Special Character and is visually subservient, would not be obtrusive in the street scene nor would it compromise the established character of the surrounding residential area.

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 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.

- 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.