

PLANNING APPLICATION REPORT

REF NO: R/73/11/

LOCATION: 34 Windmill Drive
Rustington

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures 4.615 metres in width by 2 metres in depth and less than 4 metres in height. It should be noted that at these dimensions, it would qualify as permitted development.
SITE AREA	Approximately 560 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The southern and western boundaries are marked by approximately 1.8 metre high timber close boarded fencing whilst there is approximately 2 metre high hedging on the eastern and northern boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling with brown brick elevation walls and a tiled, gable roof. There is a detached flat roof garage alongside the western site boundary.
CHARACTER OF LOCALITY	The site is located on a residential road which is lined by a linear arrangement of detached bungalow dwellings with small visual gaps retained between individual dwellings. The buildings are set back from the road with gardens or parking areas to the front.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

One letter of representation: No objection as the proposed extension does not encroach on

the boundary.

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

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 of a modest height, lower than that of the existing dwelling, and is

positioned to the rear of the existing dwelling, therefore, the extension will be screened from view from the public domain by existing buildings and boundary screening. These factors mean that the extension will have no significant visual impact and will not be harmful towards the character and appearance of the surrounding area.

It is considered that the proposal will relate sympathetically towards the existing dwelling in terms of design and scale. The modest dimensions, particularly the height, will ensure that visual subservience towards the existing dwelling will be retained. Further, the original building features a number of hipped roof projections and the proposed extension will be in keeping with this existing characteristic and produce a strong visual integration. The eaves height of the roof of the extension matches that of the existing roof ensuring a smooth transition between the original dwelling and the extension.

With regards to the amenities of neighbouring residents, the modest scale of the proposal and the screening provided by existing site boundary treatment will prevent it from appearing overbearing or from causing harmful levels of overshadowing towards neighbouring properties. Additionally, all new windows and openings are at ground floor height and outward views from them towards neighbouring properties will be interrupted by existing site boundary treatment, preventing any harmful loss of the privacy 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:-

1111-01;
1111-02;

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.