PLANNING APPLICATION REPORT

REF NO: R/97/10/

LOCATION: Mariners
26 Preston Paddock
Rustington

PROPOSAL: Erection of conservatory to rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The conservatory would measure approximately 4.7m in width x 3.9m in depth x 3.3m in height.
SITE AREA	Approximately 783 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Close board timber to front boundary, approximately 1.8m high. Rear enclosed by varying timber fencing, some 1.8m to 2.5m high.
SITE CHARACTERISTICS	Detached 1 1/2 storey residential dwelling. Red brick ground and timber cladding at 1st floor elevations. Gable section and half hip tiled roof. Slope pitched roof dormer to east elevation. Single storey pitched roof section existing to rear elevation. Detached hipped roof double garage.
CHARACTER OF LOCALITY	Sited within a residential cul-de-sac. Mix of types and styles of 1 and 2 dwellings within close proximity.

RELEVANT SITE HISTORY

R/15/05/	Demolition of existing kitchen/entrance hall, construction of new 2 storey extension to provide larger kitchen, entrance hall with master bedroom & en-suite over. New pitched roof to existing garage.	Refused 08-03-2005

R/88/05/	Demolition of existing kitchen/entrance hall, construction of new two storey extension to provide new living room, entrance hall, study area with bedroom and en-suite over. Construction of new single storey rear extension forming new sitting room with internal re-organisation. New pitched roof to existing garage (re-submission following refusal R/15/05).	Approve Cond 12-05-2005

REPRESENTATIONS

Representations received:

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East 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

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 addition is considered to be permitted development and therefore does not require planning permission by virtue of The Town and Country (General Permitted Development) Order 2008.

The proposed application seeks permission for a conservatory to the rear elevation of the dwelling. The addition would not be readily visible within the street scene as it would be screened by the host dwelling.

The addition would be single storey and would extend out in line with the existing single storey section to the rear elevation of the dwelling. The conservatory given its single storey nature and design would appear visually integrated and subservient to the existing dwelling. The proposal would also maintain a distance of some 5m from the west boundary of the site which given the existing boundary treatment of some 2.5m high is considered an acceptable distance as to ensure there is no loss of amenity to the adjoining neighbouring dwelling No.25.

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 This permission relates to the following approved plans:
1:1250 Plan; Drawing No. 4557 and 4557/1.

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 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.