

PLANNING APPLICATION REPORT

REF NO: EP/110/09/

LOCATION: 49 Somerset Road
East Preston
LITTLEHAMPTON

PROPOSAL: External steel staircase

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The stairs are approximately 3.5m high giving access to a doorway at first floor level.
SITE AREA	Approximately 393 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Timber fencing approximately 1.8m high to the west, post and rail wooden fencing to the east 1.4m high.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick elevations, hipped red tiled roof. Timber outhouses and sheds within the rear garden.
CHARACTER OF LOCALITY	The site is located in a residential area at the end of a cul-de-sac. Characterised by 2 storey semi detached and terraced properties.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

East Preston Parish Council
Awaited.

Comments on Representations received:

None

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining properties.

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 or legislative background.

CONCLUSIONS

The proposed retrospective application seeks permission for an external steel staircase. The need of which has resulted from an unauthorised development which converted the dwelling into 3 separate units of accommodation.

The external staircase is the only means of access to the 1st floor unit and the 2 ground floor units have no internal access between them, therefore forming 3 units of accommodation, all without the benefit of planning permission.

The use of the staircase will result in direct overlooking into ground and first floor neighbouring windows and neighbouring gardens from all levels of the staircase and the landing area. The proposal would also give rise to noise emanating from the use of the steel staircase. The staircase itself would also facilitate an unauthorised form of development.

The staircase would thereby be an unneighbourly form of development and would also result in an unacceptable loss of residential amenity and privacy by way of overlooking and noise to the neighbouring properties to the east and west of the site.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The staircase and landing area is considered to result in direct overlooking of neighbouring gardens to the east and west of the site together with direct views into the windows of the adjoining neighbouring properties, particularly numbers 48 and 50 Somerset Road. The proposal therefore result in unacceptable loss of residential amenity to these properties, and would be an unneighbourly form of development thereby conflicting with policies GEN7 and DEV19 of the Arun District Local Plan.
- 2 The external staircase would facilitate an undesirable and unauthorised form of development of 3 no. self contained flats which are considered to be an overdevelopment of the site and harmful to the character and amenity of the area. The proposal thereby conflicts with policy GEN7 of the Arun District Local Plan.