

PLANNING APPLICATION REPORT

REF NO: LU/109/11/

LOCATION: 14 Peregrine Road
Littlehampton

PROPOSAL: Single storey side extension to form annexe for elderly relative

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension measures approximately 6.4 metres in width by 6.7 metres in depth and 5.1 metres to ridge height.
SITE AREA	Approximately 1010 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1.2 metre high brick and railing wall marking the front boundary. Remaining boundaries are followed by 1.8 metre high timber featherboard fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling that has red/brown brick elevation walls and a tiled, gable roof. There is a detached flat roof garage positioned close to the eastern elevation of the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by fairly large two-storey dwellings which are set back from the road in a linear arrangement with low walls and hedging along front boundaries and grass verging alongside the road helping to produce an open and uniform character and appearance.

RELEVANT SITE HISTORY

LU/145/09/	Front porch.	Approve Cond 24-07-2009
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REPRESENTATIONS

Representations received:
Littlehampton Town Council

Objection. Out of character with buildings and the street scene.

Comments on Representations received:

Noted. The impacts of the proposed works upon the character and appearance of the surrounding area are addressed in the conclusions of this report.

One letter of support: In my view this proposal will balance this particular property and I note that similar extensions have already taken place, including one on the immediately adjacent house.

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
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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

PRINCIPLE: The site is located within the built-up area where the general principle of development is acceptable, subject to compliance with relevant planning policies. In this instance, the main policy considerations are contained within GEN7 and DEV19 of the Arun District Local Plan which aim to ensure that new development is not harmful towards the character and appearance of the surrounding area or the amenities of neighbouring residents.

CHARACTER & APPEARANCE: The proposed extension will have a frontage that faces the street and will therefore become a visible street scene feature. It is considered that a single-storey extension, such as this, is in-keeping with the character and appearance of the surrounding area. A number of nearby properties have garages either attached to side elevations or positioned close to them whilst the neighbouring property, No. 12 Peregrine Road, has an extension, similar to the proposal, to the side. The single-storey nature of the building reduces its visual impact and its positioning, level with the frontage of the existing dwelling, prevents it from disrupting the linear arrangement of buildings on the road.

DESIGN & SCALE: It is considered that the proposed extension will relate sympathetically towards the existing dwelling in terms of design and scale. Its modest scale, particularly the single-storey height, will ensure that visual subservience towards the existing dwelling is maintained. Further, the gable roof over the proposed extension complements the gable roof of the existing dwelling, assisting visual integration.

USE: The proposed extension is intended to be used as an annexe and includes an independent living room, bathroom and bedroom. It is therefore considered prudent to attach a condition limiting the use of the annexe to being incidental to the use of the main dwelling and to preclude its use as a separate unit of accommodation as this would lead to an intensification of use that may be harmful towards the character of the surrounding area.

RESIDENTIAL AMENITIES: The modest scale of the proposal, combined with the screening offered by existing site boundary treatment and the distance of some 5 metres retained between it and the neighbouring site, will prevent the extension having an overbearing and also any material impact upon neighbouring residents by way of overlooking or overshadowing from occurring.

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:-

815-1;
815-2;
815-3;

815-4;
815-5 A;
815-6 A;

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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No. 14 Peregrine Road, Littlehampton as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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.