

PLANNING APPLICATION REPORT

REF NO: LU/120/10/

LOCATION: 2 Connaught Road
Littlehampton

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension to end of terrace two storey dwelling.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The side of the property faces a small private access road that provides rear access to properties on Arundel Road.
SITE CHARACTERISTICS	End of terrace two storey residential property with small private amenity area.
CHARACTER OF LOCALITY	Residential area comprising two storey residential properties with on street car parking.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council - No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Within Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	DEV19 GEN7	Extensions to existing residential buildings The Form of New Development
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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 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

There is an existing lean-to extension to the rear of the property. It is proposed to replace this with an extension of approximately the same scale.

This extension will not have any additional impact on the residential amenity of adjoining properties. There will be no additional windows that would cause any harm to amenity.

The proposed extension will replace an existing lean-to and would improve the character of the area, even though the extension will only just be visible from the public realm.

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:

P/2C/01
P/2C/02
P/2C/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with DEV19 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roofs of the building 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.

- 4 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: 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.