

PLANNING APPLICATION REPORT

REF NO: LU/123/10/

LOCATION: 25 Horsham Road West
Littlehampton

PROPOSAL: Single storey side and rear extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for single storey extension to the side and rear of the existing dwelling. The rear extension would measure approximately 7m x 2.6m whilst the side extension would measure approximately 5m x 2.5m Both extensions would be approximately 4 metres in height.
SITE AREA	Approximately 345 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 0.5 metre high wooden picket fence to the front of the site with additional shrubbery alongside it. The side and rear boundaries are marked by approximately 1.8 metre high timber closed board fencing.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two storey dwelling which has brown brick elevation walls and a tiled gable roof. There is an attached flat roof extension to the side which has painted render elevations. There is an attached conservatory to the rear elevation. There is a detached painted brick flat roof garage on the southern elevation.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by semi-detached two-storey dwellings which are set back from the road with grass verge areas to the front.

RELEVANT SITE HISTORY

LU/148/98/	Single storey rear extension	Approve Cond 30-07-1998
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REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

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

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 side extension would be visible from the street whilst the rear extension would be concealed by the existing building. A number of nearby dwellings have side extensions similar to

the proposal and there is an existing extension to the side. It is therefore considered that the proposal would not be out of keeping with the character and appearance of the surrounding area.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. The single storey height would ensure the extension appeared visually subservient to the main two-storey dwelling. Further, it is considered that the proposed extensions would appear better integrated with the existing dwelling than the current side extension and rear conservatory due to the use of matching materials and mono-pitch roofing that would compliment the main pitched roof. It is considered the site would therefore have a less cluttered appearance.

The proposed extensions are not considered to bring about an adverse impact on the amenities of neighbouring residents. The single storey height of the extensions would prevent them from appearing overbearing or from causing unacceptable levels of overshadowing. Further, all new windows would be at ground floor level and views into neighbouring sites would be obstructed by the existing site boundary treatment and the detached garage on the southern boundary of the site.

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 This permission relates to the following approved plans:-

AS/582; AS.582.1; AS.582: received 04-05-2010

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

LU/123/10/

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.