LU/12/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	1st floor extension over garage for bedroom. 120 Arundel Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed first storey extension over existing double garage with pitched roof dormer to front, to match existing and additional roof light to front.
SITE AREA	840 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1m walling to front and close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey chalet style property with red brick elevations, hipped roof with red tiles and double attached garage, porch to front, three pitched roof dormers to rear and one to front, and rear conservatory.
CHARACTER OF LOCALITY	Residential area on a main road consisting predominantly of a mix of two storey semi detached and detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/392/79	Proposed lounge extension.	Approved conditionally 22-08-1979
LU/34/80	Garage extension & alterations to double garage.	Approved conditionally 05-03-1980
LU/598/88	Converted entrance porch & new dormer window.	Approved conditionally 14-11-1988
LU/18/90	Proposed extension to bathroom with dormer window.	Approved conditionally 19-02-1990
LU/32/92	Single storey extension to rear of existing house.	Approved conditionally 16-03-1992

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	Comment – the exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.
Environment Agency	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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

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accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site is situated within a predominantly residential area along a main road. The proposal seeks to achieve permission for a first storey extension with pitched roof dormer and roof light to the front and window to the rear elevation. The extension will house a fourth bedroom within the property and is to be sited over an existing flat roof double garage; the flat roof area is currently being used as a form of terrace.

The proposed extension in principle is considered to be acceptable. The additional windows to the front and rear of the property are not considered to cause increased overlooking to properties to the front or rear of the site. No windows are proposed in the south elevation. The proposed pitched roof dormer is considered to be of acceptable design and scale and is in keeping with the original design.

The existing garage however, comes right up to the side boundary with number 118 Arundel Road and the proposed extension is to rise from the same point to first storey level and as such will come within 1m of the side boundary with number 118 and will therefore be contrary to Local Plan policy DEV19 and is likely to contribute to visual terracing if permitted.

It is therefore recommended that this application is refused for the following reasons.

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1st Floor extension over garage for bedroom

120 Arundel Road
Littlehampton

RECOMMENDATION

Refuse

1 The proposal provides insufficient space between the flank wall of the dwelling and its site boundary. The Local Planning Authority consider that in respect of a two-storey building not less than one metre should be provided in order to give adequate convenience to the occupiers, to protect the amenities of adjoining residents, to make provision for the reasonable maintenance of the property within its site boundary and to protect the character and appearance of the street scene in conflict with policies DEV1 of the West Sussex Structure Plan and DEV19, GEN7 of the Arun District Local Plan.

2 INFORMATIVE: Please see Southern Water consultation response letter and plan attached.