

LU/13/09/

**PLANNING APPLICATION REPORT****REF NO:** LU/13/09/**LOCATION:** 5 Fitzalan Road  
Littlehampton**PROPOSAL:** Demolition of existing defective steel external access stair to second floor flat and replacement with new**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The existing and proposed stairs are on the eastern elevation, to the rear of the site. The stairs will reach an overall height of approximately 5.6 metres with an approximately 1.1 metre high handrail to each side.                                                                                                                                                                                                                                                                                                                              |
| SITE AREA                   | Approximately 246 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 1.8 metre high brick wall on the south and east boundaries. The north boundary is open to allow for car parking whilst the west boundary, to the front of the house, has an approximately 1 metre high brick wall.                                                                                                                                                                                                                                                                                                         |
| SITE CHARACTERISTICS        | The site is occupied by an end of terrace 3½ storey dwelling which has been subdivided into flats. The main building has red brick elevations and a red tiled sussex hipped roof. There is a two storey gable roof extension to the rear which runs alongside the north boundary and a three two storey flat roof extension attached to the east elevation of the original building. The existing staircase is adjacent to the south boundary and ascends to the top of the two storey flat roof extension, providing access to a second floor flat. |
| CHARACTER OF LOCALITY       | The site is located on a corner plot at the meeting of two residential roads that are characterised by terraced townhouses which are generally 3 or 4 storeys high and many have had extension made to the rear and been converted to flats or residential homes. The site is on the edge of the Littlehampton Sea Front designated Conservation Area.                                                                                                                                                                                               |

**RELEVANT SITE HISTORY**

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|           |                                                                                    |                            |
|-----------|------------------------------------------------------------------------------------|----------------------------|
| LU/104/89 | Conversion of top two floors into three units.<br>Two one bed flats and one studio | Approve Cond<br>17-04-1989 |
| LU/139/71 | Change of use from three flats to four s/c flats with parking space                | Approve Cond<br>14-06-1971 |
| LU/482/71 | Change of use from dwelling house to four flats                                    | Approve Cond<br>28-02-1972 |

**REPRESENTATIONS****Representations received:**

Littlehampton Town Council

No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Environmental Health

Chairman - CAAC

**Consultations responses received:**

No objection.

Conservation Area Advisory Committee: No comment.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Within Built-Up Area

Building or Structure of Character

Abuts Conservation Area

Class C Road

**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan: [LOC1](#)  
[DEV1](#)  
[CH4](#)

Locational Strategy  
High Quality Development  
Conservation Areas and Historic Towns and Villages

Arun District Local Plan: [GEN2](#)  
[GEN7](#)  
[DEV19](#)  
[AREA2](#)

Built-up Area Boundary  
The Form of New Development  
Extensions to existing residential buildings  
Conservation Areas

**PLANNING POLICY GUIDANCE**

PPS1  
PPG15

Delivering Sustainable Development  
Planning and the Historic Environment

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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**

The proposed stairway will replace a similar existing structure that is currently in a poor state of repair. The existing stairway has a low impact towards the street scene as well as neighbouring properties due to its modest proportions and its positioning. It is largely obscured from view from the street as it is positioned to the side of a two storey gable roof extension. The stairs run alongside a three storey wall belonging to the neighbouring property which is windowless bar two small obscure glazed windows.

The proposal is essentially for a "like for like" replacement and therefore is considered to have a similar low impact upon its surroundings as the existing feature.

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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

**LU/13/09/****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**

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7

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.