

PLANNING APPLICATION REPORT

REF NO: LU/158/08/

LOCATION: 35 Kingfisher Drive
Littlehampton

PROPOSAL: Rear and side single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be L-shaped and will measure approximately 6.3 metres in length and width and 4.3 metres in height.
SITE AREA	Approximately 331 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	There is a gentle downwards slope running from south to north.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 2 metre high hedge eastern boundary alongside the paved roadway. The rear garden is enclosed by an approximately 1.8 metre high timber fence which is mounted on a brick plinth to the sides. The boundary at the far end of the garden is formed by the flank wall of No. 37 Kingfisher Drive.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has red brick elevation walls and a concrete tiled gabled roof. There is a hipped roof porch over the front door. The property has an integral garage.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac towards the edge of the built-up area which is characterised by detached dwellings, mostly with small gaps between each other. The road towards the end of the cul-de-sac, where the site is located, is paved. There are open fields to the west, similar housing development to the east and north and fields and industrial buildings to the south.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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

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 extension will be located to the side of the house, wrapping around to the rear in an L-shape. It will therefore form a visible feature on the street scene. It is considered that the impact that the proposal will make towards the character and appearance of the surrounding area will be restricted due to its single storey height. It will also be located in an area which is surrounded by buildings that come close to the road although it is accepted that there are no similar extensions at nearby properties. It is considered that the fact that the site is a corner plot results in there being the required space for a side extension on the site.

It is considered that the proposed extension will relate sympathetically to the existing building in terms of design and scale. The single storey nature of the proposed extension is considered to ensure that it will be visibly subservient when seen in context with the two storey main building. The side elevation of the extension will have a gable end which will match the gable end of the existing building. The eaves height of the roof will be level with the eaves height of the roofs of the front porch and integral garage which are also single storey structures. The extension is to be constructed using external materials that will match those used on the existing building and it is considered that this will assist the visual integration of the extension.

The proposed side elevation of the proposed extension will form part of the eastern boundary of the site. This will be a flank wall and therefore there will be no opportunity for direct views from the proposal towards neighbouring sites to the east. This flank wall will be approximately 5 metres away from the nearest neighbouring property in that direction, and will face towards the front of the house. It is not considered that the proposed single storey extension will be a feature large enough to produce and overbearing or overshadowing towards neighbouring properties. There will be windows installed on the extension facing north-west towards the far end of the garden. These windows will be at ground floor level and as such will not offer any oblique views towards No. 33 Kingfisher Drive to the south-west as views will be obstructed by the approximately 1.8 metre high boundary fencing on the site. Direct views from the windows will be towards the flank wall of No. 37 Kingfisher Drive and therefore it is considered there will be no loss of privacy towards this site.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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

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, 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.