

PLANNING APPLICATION REPORT

REF NO: LU/163/08/

LOCATION: 46 Cornwall Road
Littlehampton

PROPOSAL: Proposed conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

A rear conservatory to measure approximately 4.4 metres on length, approximately 4.6 metres in projection and approximately 3.4 metres in height to the apex finial. It will be constructed from mainly PVCu and brickwork which will be rendered and then painted cream.

Also, there are two velux windows to be inserted into an existing extension complete with water closet. However, these constitute Permitted Development.

SITE AREA

Approximately 205 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

To front there is a one metre high red brick wall with a central smooth rendered area. Front side boundaries are distinguished with mixed species vegetation exceeding 1.5 metres in height.

Rear boundary treatment consists of close boarding fencing at approximately 1.8 metres in height and, in the instance of the western boundary access, marked by a stone wall at approximately 1 metre in height.

SITE CHARACTERISTICS

A three storey semi-detached property with red brick elevations; the front of which is characteristically marked with a smooth rendered section between ground and first floor. There is also a front porch with a red roof.

There is a detached garage to rear and a small extension attached to the rear elevation of the property which houses a store cupboard and water closet. A shared driveway with neighbouring property Number 44 to the west is another distinctive feature of this property.

CHARACTER OF LOCALITY

Residential in character, there are two storey semi-detached properties in the road, many with linked garages.

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations received:**

Littlehampton Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE**POLICY COMMENTARY****PLANNING**

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**PLANNING**

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 conservatory will be situated to the rear of the property and as such will not be visible from Cornwall Road.

The conservatory will be located to the side of an existing small extension. This extension is intended to have two velux windows installed but these cannot be controlled by this application since they constitute Permitted Development.

Whilst the position of the conservatory comes close to the boundary with Number 48 Cornwall Road and offers a retention distance of only approximately 0.02 metres, it is not considered to be overbearing. This is due to a height of approximately 3.4 metres but, crucially, slopes away from the central apex such that at the boundary it reaches approximately 2.1 metres. With boundary treatment consisting of close boarded fencing at approximately 1.8 metres in height, the bulk of the proposal will be obscured.

It has also been noted that there are similar extensions and conservatories to the rear of the fairly uniform property line along this section of Cornwall Road and most particularly at Number 42 and 48. This, coupled with the residential character of the area, ensures that the conservatory will be appropriate in principle and location.

Consequently, it is considered unlikely that the conservatory causes adverse effects including overshadowing, overlooking, overbearing effect or loss of privacy.

It is therefore recommended that the application be approved, subject to the conditions as 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: 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.