

LU/170/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Rear of property conservatory erection. 52 St. Marys Close, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A conservatory to rear measuring approximately 3.7 metres in length, approximately 3.4 metres in width and approximately 3.4 metres in height. The brickwork of the plinth will match existing with UPVc glazed windows and doors.
SITE AREA	Approximately 481 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by this application.
BOUNDARY TREATMENT	The front boundary consists of red brick walling at approximately one metre and one tree at over two metres in height. To rear there is close boarded fencing at approximately 1.8 metres. There is also block concrete walling at approximately one metre on which miniature close boarded fencing is stationed and trees and shrubs over 2 metres in height.
SITE CHARACTERISTICS	A two storey detached property with red brick elevations. The roof is hipped with plain red tiles. There is also an integrated garage.
CHARACTER OF LOCALITY	Situated on a residential road, there are two storey detached properties and bungalows of a broadly homogenous design style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/252/74	2 Storey extension at rear	Refuse 15-08-1974
LU/323/74	Kitchen extension	Approved Conditionally. 25-09-1974

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection.
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	None

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
 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

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

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 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 accordance with the Development Plan and legislative background.

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CONCLUSIONS

Due to the positioning of the proposal at the rear of the property, the conservatory will not be visible from the road of St. Mary's Close to the east. Further, the conservatory will retain a separation distance of approximately 3.3 metres to the south. This is considered acceptable and will lessen the visual impact of the conservatory. Given this location, the conservatory is assessed to sit comfortably within the rear or western elevation. Also, there is acceptable rear boundary treatment consisting of close boarded fencing at approximately 1.8 metres and vegetation over 2 metres in height.

The single storey nature of the conservatory is such that it will not be construed as overbearing and particularly in respect to the neighbouring property of Number 54 to the south. This is especially since when viewed from the north elevation, only approximately 0.4 metres will be visible and unlikely to amount to demonstrable harm. The design of the conservatory is considered sympathetic with the existing property since it is visually integrated through the use of matching brickwork and UPVC glazing.

In consequence, it is considered that the rear conservatory will not cause adverse effects by way of overshadowing, overlooking, overbearing effect or loss of privacy. Further, it is not considered that this proposal would be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

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



LITTLEHAMPTON

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Littlehampton

RECOMMENDATION

Approve Conditions

- 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).

