

PLANNING APPLICATION REPORT

REF NO: LU/181/11/

LOCATION: 54 Courtwick Road
Wick
Littlehampton

PROPOSAL: New Conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure 5.37m in depth x 4.55m in width x 3.6m to ridge height and 2.4m to eaves height.
SITE AREA	Approx. 291 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Timber fencing to eastern and northern boundaries, approximately 2m in height. Timber fencing to west side boundary approximately 1.6m in height.
SITE CHARACTERISTICS	Semi detached single storey dwelling, painted rendered elevations. Hipped red tiled roof. Roof tiles currently being replaced and dormer window to side and rear are being constructed. Existing flat roof conservatory to the rear. 'L' shaped timber out building within rear garden.
CHARACTER OF LOCALITY	Sited within a residential area. Characterised by detached and semi detached dwellings. Outbuilding within neighbouring site abut east side boundary.

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:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 application seeks permission for a conservatory to extend from the rear elevation of the dwelling. The proposed extension would not be readily visible within the street scene, therefore it will not impact upon its appearance.

The proposal is for a conservatory to the rear of the property. This Council has adopted the 45 degree rule for the determination of Planning Applications to the rear of properties to ensure that extensions do not seriously affect a neighbour's outlook or daylight. In this case, the proposal fails the 45 degree rule. However, because of:

- (1) the conservatory being inset from the boundary by 0.4 metres
- (2) having a fully glazed roof
- (3) the roof being hipped and ridged away from the east boundary
- (4) being of a glazed construction to all sides
- (5) a 2m high timber fencing on the east boundary
- (6) outbuildings within the neighbouring garden close to the boundary adjoining the application site,

it is considered that there will be no undue adverse effect on the next door neighbour by reason of overshadowing or overlooking. It is considered therefore that this proposal is acceptable from the neighbourly point of view.

It is therefore, recommended that the application be 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 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Location Plan; 1:500 Plan; Drawing No. 1805/3 and 1829/1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.