

Ref: LU/187/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Two storey extension. 39 The Estuary, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.04 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Site slopes upwards slightly from east to west.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Open frontage. 1.8m close boarded fencing to the rear north and south sides of the site. 1m close boarded fencing with trellis above to the rear westerly side. All measurements are approximate.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of red/brown brick walls and a brown tiled gable roof. Works are currently underway to the front porch – brown brick walls and a mono pitched roof.
CHARACTER OF LOCALITY	Residential cul-de-sac. Surrounding properties are predominately detached; being one and two storey properties. Two storey detached property to immediate south side; detached bungalow to immediate north side of the application site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No Objection.
Local Groups	None
One Letter of Objection	No measurements on submitted plan; Would object if the building line is going to increase substantially beyond that depth as it would overshadow neighbouring bungalow; Concerns over the introduction of further windows that are currently not shown on the plans.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Archaeology	I have checked the West Sussex historic environment database and there are no known archaeological sites in the immediate vicinity of the application site and therefore I consider that no archaeological intervention and condition is necessary. The application is very modest and therefore on a <i>de minimis</i> level has a low potential for impacting upon any hitherto unknown remains.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary Archaeological Interest Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, CH7. Arun District Local Plan: GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPG16 - Archaeology and Planning

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.
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COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

The submitted plans are drawn to a scale and therefore it is not necessary for measurements to be provided; although it is noted that measurements are detailed on the submitted floor plan. The submitted plans will be considered on their own individual merits. If considered reasonable and necessary, it would be possible to add a condition to any approval that states that no additional windows may be added to particular elevations in order to prevent any overlooking effect. Due to the separation distance between the proposed extension and the neighbouring boundaries, it is not considered that the proposal would cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.
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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 made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the proposed extension would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

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 proposal would involve the erection of a two storey rear extension, projecting 3.3m away from the main dwelling and measuring 8.95m in width and a maximum height of 6.2m in height with a double pitched roof.

The application site is located along a residential cul-de-sac, being bordered to the north and south sides by neighbouring back gardens and a sports field to the rear of the site. Further, it is noted that the closest neighbouring property to the north side has a garage building within the rear garden, close to the shared boundary. Due to the proximity of the proposed extension away from the neighbouring boundaries, namely 2m from the northerly boundary and 2.5m from the southerly boundary, it is considered that the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

It is considered that due to the roof of the extension being set down some 0.5m below the main roof line, together with its double pitched design, the proposed extension would appear visually subservient to the main dwelling. In addition, it is considered that the proposed extension would sympathetically relate to the existing building in siting, design, form and scale. It is therefore considered that the proposed extension would represent an acceptable form of development that would not detract from the character of the surrounding residential area, due to its position towards the rear of the property.

It is recommended that the proposal is approved, subject to the conditions outlined overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1**To Addressee****2****Site Address**

39 The Estuary
Littlehampton

3**Description of Development**

Two storey extension

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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: DEV1, CH1.

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.

Case Officer: Miss C Forrest