

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Conversion of existing garage and study, to bedrooms and bathroom. 40 Kent Road, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of existing garage and bay window extension to replace existing garage doors.
SITE AREA	740 square metres approximately.
TOPOGRAPHY	Predominantly flat on site – site raised up approximately 0.5m above the height of the street.
TREES	None affected by this application.
BOUNDARY TREATMENT	1m high walling to the front boundary.
SITE CHARACTERISTICS	Chalet style detached property with red/brown brick elevations, mansard roof with red ridge tiles, two dormers to the front roof slope, porch to front and attached double garage.
CHARACTER OF LOCALITY	The site is situated within a predominantly residential area, on a residential no through road, the road way is narrow. The existing development is mixed in style though predominantly detached chalet and bungalows properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/397/87	Garage, study, dining room and w.c. extensions.	Approved conditionally 02-11-1987
LU/377/90	Alterations to garage, study and dining room extension approved under LU/397/87.	Approved conditionally 17-12-1990
LU/64/96	Conservatory.	Approved conditionally 19-04-1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 : 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

None

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 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/or legislative background.

CONCLUSIONS

The site is situated within a predominantly residential area, on a residential no through road, the road way is narrow. The existing development is mixed in style though predominantly detached chalet and bungalows properties. The proposal seeks planning permission for the conversion of the existing double garage and a small bay window extension to replace the existing garage door.

The proposed conversion would in this instance not require planning permission as there were no restrictive conditions placed on the approval which would prevent the conversion. Planning permission is required however because a small bay window extension is proposed to replace the existing garage doors and the property has exceeded its Permitted Development limit with previous extensions.

The conversion and bay window extension are considered acceptable in design and scale. The use of materials to match those existing on the property is considered to aid the proposals visual integration and encourages the bay to sympathetically relate to the main dwelling. The extension is relatively small within the context of the property and as such maintains visual subservience and would not give rise to adverse overshadowing or have an overbearing affect on any neighbouring dwellings.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the area.

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



RECOMMENDATION

Application Ref: LU/190/07/

1 To Addressee

2 Site Address
40 Kent Road
Littlehampton

3 Description of Development
Conversion of existing garage and study, to bedrooms and bathroom.

4 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.

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 of the bay window 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, LOC1, CH1

LOCAL PLAN: 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 K Brocklebank