Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: **LU/192/12/**

LOCATION: 75A Clun Road
Littlehampton

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.046 hectares approximately.
RESIDENTIAL DEVELOPMENT DEN	22 dwellings per hectare approximately.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Site frontage 0.6m high wall. 1.8m high fencing surrounds the site. All measurements are approximate.
SITE CHARACTERISTICS	Recently constructed 2 storey end of terrace. red brick elevations, hipped red tiled roof.
CHARACTER OF LOCALITY	Residential area. The surrounding area is predominately characterised by two storey semi-detached dwellings. Lengthy sites, leading onto Clun Road. Some terraced properties within the surrounding area.

RELEVANT SITE HISTORY

LU/41/08/	Erection of new end of terrace dwelling	Approve Conditionaly 04-04-2008
LU/343/09/DOC	Application for approval of details reserved by condition 2 of planning application LU/41/08.	File Closed 17-12-2009

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:
Within Built up Area Boundary
Public Sewer
PD Restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

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 not cause demonstrable harm to the character of the surrounding residential area, nor would it detrimentally affect 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 proposed addition would extend from the side elevation with a mono-pitch tiled roof. The addition would be viewed within the street scene, however given its design and scale it would not appear unduly prominent and the use of matching materials will ensure visual integration. The orientation and distance from neighbouring properties will also prvent any unacceptable loss to residential amenity.

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

HUMAN RIGHTS ACT

Human Rights Act:
The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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:

Drawing No.s 367/1; 367/2; 367/3 Existing Ground Floor Plan; 367/4 Existing First Floor Plan; 367/5 Proposed Ground Floor Plan; 367/6 Proposed First Floor Plan; 367/7; 367/8.

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 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 dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

4 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: GEN7, DEV19

NATIONAL POLICIES: NPPF

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