

PLANNING APPLICATION REPORT

REF NO: LU/202/09/

LOCATION: 76 Westlands
Littlehampton

PROPOSAL: Single storey extension to the side of property - north facing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure 7.25 metres in width by 4 metres in depth and 4.7 metres in height.
SITE AREA	Approximately 630 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	The front of the site is open with a driveway leading from the road. The area to the sides of the dwelling has been enclosed by approximately 1.8 metre high timber fencing which is fronted by hedging of a similar height on the north and west boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling with red/brown brick elevations and a tiled gable roof. There is a detached garage to the east of the dwelling which has a false pitched roof.
CHARACTER OF LOCALITY	The site is located on a cul-de-sac which is characterised by detached bungalows within an open plan layout.

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:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Open Plan Condition

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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 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 proposed extension will be concealed from view from the street, due to the layout of the surrounding dwellings it will be positioned behind No. 74 Westlands which is a bungalow property of the same height as the proposal. As such it is considered that the character and appearance of the surrounding area will be retained.

The proposal will mimic the existing building in terms of width, eaves and ridge height and in the materials used for the external walls and roof. This will ensure that the proposal is well integrated into the lines of the existing building and will appear visually subservient to it.

It is considered that the proposal will not bring about an unacceptable level of overlooking or overshadowing towards neighbouring properties as the it will be single storey in height and the built area will not move any closer to the boundaries of the nearest neighbouring properties to the east and west. The new windows will be at ground floor level, with views into neighbouring properties impeded by the existing site boundary treatment.

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 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 policy GEN7 of the Arun District Local Plan.

- 3 **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

LOCAL PLAN: GEN2, 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.