PLANNING APPLICATION REPORT

REF NO: **LU/205/09/**

LOCATION: 29 Gosden Road
Littlehampton

PROPOSAL: Proposed erection of two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal measures approximately 7.1 metres in length by 3 metres width and 8.3 metres in height.
SITE AREA	Approximately 285 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	The front of the site is open with a wide access to hardstanding parking to the front and side of the house. There is, however, a low brick wall and hedging in places. The rear garden is enclosed by approximately 1.8 metre high timber closed board fencing.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two storey dwelling which has brown brick elevations set upon a painted smooth render plinth. The roof is tiled and hipped and includes bonnet tiles. The building is largely unaltered.
CHARACTER OF LOCALITY	The site is located on a corner plot of a residential road which is characterised by terraced and semi-detached two storey dwellings, a number of which have had two storey extensions made to the side and/or rear. The dwellings are set back from the road with an open plan appearance to the front.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

One letter of objection. The road cannot cope with all the new houses being built on the sides

of these properties. There is nowhere to park other than the pavements.

Comments on Representations received:

Noted. The property will remain as a single dwelling and the extension does not generate an increase in on-site parking.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways:
Advice regarding car and cycle parking.

County Archaeology:
No archaeological implications. This can be treated as a de minimis matter.

Comments on Consultation responses:

Noted. The proposal is for an extension to an existing dwelling, within an area of archaeological interest. The proposal is not one which needs a Highways input. The Highways comments are therefore disregarded.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Archaeological Interest

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
	AREA16	Ancient Monuments + Sites of National Archaeological Import

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.

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 attached to the side of the existing dwelling and, due to the orientation of the dwelling, will face towards the road. Due to the open layout to the front of the site, the proposal would form a visible element of the street scene. However, it is not considered that the proposal would appear out of place as a number of nearby properties have two storey side extensions and a gap will be maintained between the extension and the road, preserving the open appearance of the street frontage.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The ridge height will be lower than that of the existing roof and this will ensure a visually subservient relationship is produced. The eaves height of the roof will match that of the existing as will its hipped shape and it is considered that this will produce an integrated appearance.

It is considered that the proposal would not impose an adverse impact upon the amenities of neighbouring residents. It will be lower than the ridge height of the surrounding dwellings and will be stepped in from the boundary, it will also be sufficiently distant from neighbouring windows and therefore it is considered that there will be no overbearing presence or overshadowing caused. The proposal will feature windows in all its external elevations, however, only one of these, the kitchen window on the north-west elevation, will look directly towards adjacent neighbouring property however a brick store will preclude overlooking.

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 dwelling.

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.

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, AREA16

NATIONAL POLICIES: PPS1, PPG16

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.