

PLANNING APPLICATION REPORT**REF NO:** LU/208/08/**LOCATION:** 1 Meadow Way
Littlehampton**PROPOSAL:** First floor extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 2.2m in length, 4.1m in depth and 2.8m in height.
SITE AREA	Approximately 390 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wall + decorative railings approximately 1.2m in height, west side boundary has fencing approximately 1m-1.8m in height, east side boundary close boarded fencing + trellis approximately 1.8m in height. Rear has close boarded fencing approximately 1.8m in height, east side boundary has close boarded fencing approximately 1.8m in height, east side boundary has fencing + hedging 2.5m-3m in height.
SITE CHARACTERISTICS	Detached two storey property with rear single storey extension. The walls have reddish/brown brickwork, brown tiled roof with white windows and doors.
CHARACTER OF LOCALITY	Residential comprising detached, semi-detached two storey properties of similar style and design. No 29 Esher Drive which is on the corner of Meadow Way is a detached bungalow.

RELEVANT SITE HISTORY

LU/262/01/	Ground floor rear extension in matching materials.	Approve Cond 26-10-2001
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REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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 two storey detached property has an existing single storey extension on the rear. The proposal is to extend at first floor level above the existing study extension on the east side of the property to create an additional bedroom.

The proposed dormer extension will be no higher than the existing roof line and will be inset from the front of the building with an obscured glazed window on the east side elevation. There are no properties to the rear of the site and the immediate property to the east No 29 Esher Drive which is a detached bungalow is approximately 17m from the proposal. With adequate distance to this property and obscure glazing on the east side elevation window it is not considered that the dormer extension would detrimentally harm the occupiers of this property by way of harmful overlooking or loss of privacy.

Furthermore, it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

The proposal would not be obtrusive in the street scene, nor would it compromise the established character and appearance of the surrounding residential area.

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 cheeks, face and roof of the dormer 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.

- 3 The dormer window on the east side elevation of the building shall at all times be glazed with obscured glass and shall consist of at least two lights divided horizontally with the bottom light being permanently fixed and only the top light being capable of being opened.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 4 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: LOC1, CH1, DEV1

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.