Littlehampton
Town Council

Manor House- Church Street- Littlehampton· West Sussex BN17 5EW
Telephone: **01903 732063** • Facsimile: **01903 731690**
ltc@littlehampton-tc.gov.uk • **www.littlehampton-tc.gov.uk**

Town Clerk - **Peter Herbert**

DECISION NOTICE
LITTLEHAMPTON TOWN COUNCIL
NOTICE OF DECISION MADE BY THE PLANNING AND TRANSPORTATION COMMITTEE
MEETING DATE: MONDAY 22 SEPTEMBER 2014

APPLICATION No.	**SITE ADDRESS**	**WARD**
LU/209/14/HH	18 Linnet Close, Littlehampton	WICK WITH TODDINGTON

DESCRIPTION: Retrospective application for a Summer House.

DECISION:

72.4.1 The Committee received a report and presentation on the matter from the District Council's Planning Officers. It was noted that this was a retrospective application and that two representations had been received objecting to the height, size and location of the summer house. The position of the summerhouse in relation to boundary fencing had been sighted as a particular issue by an objector who was concerned that it would lead to water running off the roof and into his garden. The Planning Officers explained that having assessed the structure in terms of design and the effect on neighbouring properties, the summer house was not considered detrimental to the visual and residential amenity of the surrounding area. This assessment had been reached on the basis that the eaves' height did not significantly exceed the height of the boundary fencing and that water runoff was not a planning consideration.

72.4.2 The Committee then heard, under Public Speaking, from Mr Hill who owned the neighbouring property at 15 Linnet Close and spoke against the application. Mr Hill welcomed the opportunity to present his views and stated whilst he took no pleasure in opposing the summer house, the structure did not in his view comply with the planning regulations. Having previously registered an objection to the summer house, Mr Hill went on to read a statement which set out his views on the impact of the structure in terms of design, height and position and added that in his view, if the application were permitted it would set an unacceptable precedent in the area.

72.4.3 The Committee went on to consider the nature of the structure in more detail. Noting that the submission of an ordinary planning application would have allowed the Planning Authority to formally consider the impact of the structure, Members lamented the retrospective nature of the application. Having debated the impact of the structure on the neighbouring properties, the Committee noted that the sloping roofline exceeded the height restrictions by 40cm. Although the nature of the structure was considered aesthetically acceptable for the garden location, Members sympathised with the concerns that had been raised regarding the impact of water runoff from the roof and questioned the potential future use of the structure. It was the view of the Committee that any formal planning approval would have been subject to conditions regarding the use of the structure and its proximity to the adjoining boundaries. With this in mind, the Committee therefore accepted the officer recommendation to approve the application and **RESOLVED** that:

1) The application be approved with the condition that the structure is used for ancillary purposes only, and

2) ***An Informative requiring the applicant to contact the building control section concerning the need for a building regulations consent.***

VOTE:
FOR: 5
AGAINST: 0
ABSTENTIONS: 0

PETER HERBERT
Town Clerk