

LU/210/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Single storey extension to kitchen. 30 St Winefride's Road, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed single storey extension to kitchen measuring approximately; 3.7m in width, 2.1m in depth and 3.2m in height.
SITE AREA	906 square metres approximately.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.6m high flint and brick walling to front. The rear boundaries are kept by 4m high hedging and walling to the southern boundary and the north boundary is kept by 1m high walling and 1m high close boarded fencing over.
SITE CHARACTERISTICS	Two storey detached property with white painted pebble dash rendered elevations and red tile hang areas, the roof is hipped with red/brown tile. In addition the property has a garage and car port to side and rear, rear extension and front flat roof extension.
CHARACTER OF LOCALITY	Residential area, on a main road the existing development is predominantly two storey detached properties along St Winefride's Road and flats on the corner of Woodlands Road. The properties are set back from the street and a number have high and hard front boundary treatment.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/49/73	Extension.	Approved conditionally 12-03-1973
LU/363/80	Two storey extension at rear comprising extension to living room and two bedrooms.	Approved conditionally 01-10-1980
LU/183/98	Timber and glass conservatory to front elevation.	Approved conditionally 04-09-1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town	No objection

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Council	
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Area of Special Character Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN7, DEV19, AREA1, SPD – Areas of Special Character

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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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</i>

LU/210/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 either the visual amenities of the locality or residential amenities of 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 site is within a predominantly residential area, on a main road the existing development is predominantly two storey detached properties along St Winefride's Road and flats on the corner of Woodlands Road. The properties are set back from the street and a number have high and hard front boundary treatment. The proposal seeks planning permission for a single storey rear extension to the kitchen.

The extension is of a modest scale and is considered to be of an appropriate design in relation to the main dwelling. The extension includes a small pitched roof over which mimics that of the existing two storey rear extension and as such aids the proposals visual integration with the main house. The materials are to match those existing on the property and as such will further aid the extension to sympathetically relate to the dwelling.

The scale of the extension is considered to be modest, only marginally increasing the properties footprint and it will have a low pitch of approximately 3.2m. The extension will largely be shielded from view by the exiting development and due to its modest scale it is not considered likely to give rise to adverse overshadowing or have an overbearing affect on neighbouring dwellings. The existing development will also largely preclude any overlooking.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the Area of Special Character.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: LU/210/07/

1**To Addressee****2****Site Address**

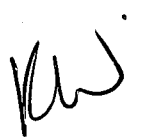
30 St Winefrides Road
Littlehampton

3**Description of Development**

Single storey extension to kitchen.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

CONDITION 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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: DEV1, LOC1, CH1

LOCAL PLAN: GEN7, DEV19, AREA1

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.

Case Officer: Miss K Brocklebank