

PLANNING APPLICATION REPORT

REF NO: LU/212/10/

LOCATION: 79 St Marys Close
Littlehampton

PROPOSAL: Demolition of existing lean-to and construction of rear extension (Orangery)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension would replace an existing conservatory and would measure approximately 7.3 metres in width by 4.9 metres in depth and 2.9 metres in height and would include a 'lantern' roof light.
SITE AREA	Approximately 457 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by approximately 1.8 metre high timber closed board fencing with additional hedging in places.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevation walls and a tiled hipped roof. A two-storey hipped roof extension has been added to the southern elevation whilst a single-storey 'lean-to' conservatory has been attached to the rear elevation.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a linear arrangement of dwellings of a mixture of designs and scales which are set back from the road with grass verges to the front. Small gaps are maintained between buildings.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

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 would be positioned to the rear of the existing dwelling and would therefore be screened from view from the street, as is the existing rear extension. It is therefore considered that the proposal would not have any significant visual impact, adverse or otherwise, upon the street scene and the character and appearance of the surrounding area.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. The modest proportions of the proposal, particularly its single-storey height, would ensure a visually subservient association with the existing dwelling is maintained. The integration of the proposal with the existing building would be assisted by the use of external

materials for the proposal that match those present on the existing dwelling.

It is considered that the proposal would not produce a harmful impact towards the amenities of neighbouring residents. The modest scale of the proposal and the screening offered by existing boundary treatment would prevent the proposal from appearing overbearing or from causing undue overshadowing. Views towards neighbouring properties from the windows of the proposal, which would all be at ground floor level, would be obstructed by the boundary fencing preventing a loss of privacy.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

085-02 - Date stamped 12.7.10

085-01 Rev: B; 085-03 Rev: B - Substitute plans date stamped 26.7.10

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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.