

LU/222/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Erection of a conservatory. 48 East Street, Littlehampton.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will measure approximately 3m in width and up to 3.4m in depth with a hipped roof to a maximum height of approximately 3.7m.
SITE AREA	Approximately 0.0365ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Raised slightly above the road.
TREES	None.
BOUNDARY TREATMENT	The rear is kept by 1.8m high trellis-topped close boarded fencing to the east and south. To the west is a detached single garage.
SITE CHARACTERISTICS	A two storey semi-detached house formed of brown brick with white render upper. The roof is pitched and formed of brown pantiles. There is an existing conservatory to be replaced.
CHARACTER OF LOCALITY	This site is located on the corner of a residential road, next to a roundabout. The area comprises similar style semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ No objection.
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

LU/222/06/

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ *Noted.*

ASSESSMENT OF PROPOSAL**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 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

This proposed conservatory will replace an existing smaller conservatory to the rear of the dwelling. It will be located next to an existing flat roofed rear extension and will therefore project no further west than the existing dwelling, and only approximately 0.2m further south.

LU/222/06/**CONCLUSIONS**

Due to this location, and the presence of various other conservatories in the area, the proposed conservatory is not considered to be obtrusive or out of character on the street scene.

In terms of residential amenity this conservatory is not considered to cause any adverse effects due to the presence of adequate boundary screening, and the retention of an adequate distance from neighbouring dwellings.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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



 LITTLEHAMPTON

LU/222/06/

Erection of a conservatory48 East Street
Littlehampton

RECOMMENDATION

Approve Conditions

- 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 plans as submitted and amended by substitute plans dated 25th July 2006.

Reason: For the avoidance of doubt.

