APPLICATION REF: LU/233/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conservatory to rear elevation, 7 Foxglove Way, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory will measure approximately 3.3m in width, 4m in depth and will be 3.1m in height.
SITE AREA	Approximately 376 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary is open to the highway, west side boundary has close boarded fencing + trellis approximately 2m in height, east side boundary has close boarded fencing approximately 1.8m in height, rear south boundary has close boarded fencing + trellis approximately 2m in height.
SITE CHARACTERISTICS	Detached two storey property with detached double garage on east side. The walls have red brickwork, PVCu windows with a red tiled roof.
CHARACTER OF LOCALITY	Residential area with detached two storey properties of various styles and designs. Brookfield Park to west side of site and pedestrian walkway to rear of property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary PDR – Open Plan Condition Class B Road Tree Preservation Order 1/96/LU

DEVELOPMENT PLAN POLICIES

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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.

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 residential 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 conservatory is to be sited on the rear south westerly side of the building. It is considered that the conservatory is of an acceptable size, design and style that would appear visually subservient to the main building.

There are no neighbouring properties to the rear and west of the site and the neighbouring boundary No 6 is approximately 14m away from the proposal. Due to the orientation of this property and adequate boundary screening it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overlooking or loss of privacy.

Furthermore, although the roof line of the conservatory will be seen above the fencing in Brookfield

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CONCLUSIONS

Park it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

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

LITTLEHAMPTON LU/233/06/

Conservatory to rear elevation

7 Foxglove Way
Rustington

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).