

PLANNING APPLICATION REPORT

REF NO: LU/259/10/

LOCATION: 38 Rosemead
Littlehampton

PROPOSAL: Front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for an L-shaped single storey extension, 3.35 metres in height, to part of the side/front of the existing dwelling.
SITE AREA	Approximately 368 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site itself is predominantly flat but is on ground raised approximately 1 metre above the level of East Street which passes to the south.
TREES	There is a row of Poplar trees on the southern boundary of the site and the proposed extension would be in close proximity to one of these trees. An application, reference LU/267/10/T, has been submitted requesting to fell these trees which are covered by a Tree Preservation Order.
BOUNDARY TREATMENT	The front of the site is open. The rear and side boundaries, behind the dwelling, are marked by approximately 1.8 metre high timber closed boarded fencing which has been painted green. In addition, there is an approximately 2 metre high flint retaining wall along the southern site boundary, which is adjacent to East Street.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has red brick elevation walls with a section of painted render at first floor level to the front. The roof is tiled and gabled. A conservatory has been added to the rear.
CHARACTER OF LOCALITY	The site is located at the junction between Rosemead, a residential cul-de-sac comprised of a mixture of detached and semi-detached two storey dwellings, and East Street which is, at this point, a predominantly residential Class B Road. The southern side of East Street is lined by well established ornamental trees whilst on the northern side there is a line of tall coniferous trees. The pavement on the northern side of east street is flanked by a 2 metre high flint wall.

RELEVANT SITE HISTORY

LU/267/10/T

Fell 3 no. Populus Nigra Italica.

Approve Cond

19-10-2010

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection, providing the arboriculturalist is in agreement with tree removal.

Comments on Representations received:

Noted. A separate application for the felling of the populus trees on the southern boundary has been submitted as LU/267/10/T. A condition will be attached to any given approval to ensure that, if consent is not given for the removal of these trees, they are protected during development and cannot be worked upon without prior written consent from the Local Planning Authority.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 proposal will change the appearance of the frontage of the existing dwelling and may also be visible from East Street which is to the south, it will therefore impact upon the street scene. It is considered that given the modest scale of the proposal, the fact that it does not bring the built area of the site any closer to Rosemead and the presence of similar dwellings nearby with single-storey front/side extensions, examples being No. 6 and No. 34 Rosemead and the screening offered by existing boundary treatment on the southern boundary that the proposed extension would be in-keeping with its surroundings and would not be harmful towards the character and appearance of the surrounding area.

The proposal is considered to relate sympathetically towards the existing dwelling in terms of design and scale. Its modest proportions, particularly its single storey height, will ensure that visual subservience towards the existing dwelling is maintained. Further, the design is considered to integrate effectively with the existing building by continuing the eaves and ridge lines of the existing porch and garage roof at the front of the dwelling.

With regards to the amenities of neighbouring residents, the modest scale of the proposal and its positioning on the front elevation and a side elevation which does not face any adjacent properties will prevent it from causing overshadowing or from appearing overbearing. All new windows will be at ground floor height, the majority are to the front and will look out towards the road, a single window on the east elevation will face in the direction of No. 1 The Art Barn, however the distance from the window to that property as well as the fact that views will be interrupted by existing site boundary treatment will ensure that no intrusive overlooking is produced.

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:-

OS Mastermap;
1038/01/01;
1038/01/02;

1038/01/03;

All plans received: 24-08-2010

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 Trees not covered by tree application LU/267/10/T, on the southern boundary shall be protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 4 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.