PLANNING APPLICATION REPORT

REF NO: **LU/262/11/**

LOCATION: 46 Seaton Park
Littlehampton

PROPOSAL: Erection of a single-story side extension (resubmission of LU/148/11/)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure approximately 3.5m in width x 5.5m in depth x 3m in height.
SITE AREA	Approx. 188 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low level wall to front and some intermittent hedging, largely open to street scene.
SITE CHARACTERISTICS	End of terrace 2 storey dwelling, pebble dash principle elevation with hanging tile above and red brick to the side elevation. Gable pantiled roof. Prefab garage to the rear of the site.
CHARACTER OF LOCALITY	Sited at the end of a residential cul-de-sac. Predominantly 2 storey terraced buildings. Garage compound opposite the site and to the rear.

RELEVANT SITE HISTORY

LU/148/11/	Erection of a single-story side extension	Refused 01-08-2011

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection; over-development, not in keeping and out of character.

Comments on Representations received:

Comments on Town Council Response:
Comments noted, however it is not agreed that the proposed extension would result in overdevelopment given its scale and that it would only provide ancillary accommodation to

the existing dwelling. In terms of its visual impact, this is also considered to be acceptable as it would appear visually subservient and in keeping with the host dwelling.

Part 4 - Officer Scheme of Delegation, Section 3 Para 13.23 states that where expressions of objection on planning grounds are received in writing from a Town Council, in accordance with the relevant procedural time-scale which are in conflict with the recommendation of officers will be referred to the relevant decision maker under the constitution except for various forms of development which includes single storey side extension with a minimum of 0.5m gap to the plot boundary, to which this application refers. As such there is not requirement for the application to be considered by the Development Control Committee Members.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

PLANNING
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

PLANNING
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 not have a materially adverse effect on the visual amenities of the locality or the appearance of the existing dwelling.

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 application seeks permission for a flat roof single storey addition to the east side of the dwelling. This is a re-submission of a previously refused planning application LU/148/11 in which it was considered that the scale of the extension was not in-keeping with that of the existing dwelling. The current proposal seeks to overcome this with a reduction to the width of the extension.

The dwelling is located at the end of a cul-de-sac with open gardens to the front and side. As such the proposed extension would form part of the existing street scene which is characterised by 2 storey terraced dwellings.

The proposed reduction to the width of the extension ensures that the addition does not compete in terms of scale with the width of the host dwelling which means that it appears visually subservient and in-keeping with the host dwelling. Further to this the extension provides ancillary accommodation to the existing dwelling, therefore it is not considered to result in the overdevelopment of the site, with the rear and side amenity areas maintained.

It is therefore recommended that the application be 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 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan (1:1250); Block Plan; Floor Plan Page 2 of 9 (Rev 1); Side View Page 6 of 9 (Rev 1); Floor Plan Page 9 of 9; Floor Plan Page 1 of 9 (Rev 1); Front View Page 3 of 9 (Rev 1); Front View Page 4 of 9 (Rev 1); Side View Page 5 of 9 (Rev 1); Rear View Page 7 of 9 (Rev 1) and Rear View Page 8 of 9 (Rev 1).

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 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.