PLANNING APPLICATION REPORT

REF NO: **LU/263/09/**

LOCATION: 66 The Haven
Littlehampton

PROPOSAL: Conservatory to rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The conservatory will measure approximately 4.1m x 3m x 2.7m high.
SITE AREA	Approximately 211 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by approximately 2m high timber fencing. Open to the front of the site.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick and hanging tile elevations, gable concrete tiled roof. Detahced garage to the rear of the site.
CHARACTER OF LOCALITY	Sited within a residential road, characterised by 1 and 2 storey semi detached properties.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Littlehampton Town Council
Awaited.
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary
	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 proposal seeks permission for a conservatory to the rear of the property. The existing dwelling will screen the addition from the street scene and therefore it will not impact upon the character and appearance of the surrounding residential area.

The proposal will abut the boundary adjoining No.68 The Haven, however given the existing boundary treatment of approximately 2m high the proposal will be largely screened with some 700mm being viewed above the boundary fence. The roof of the proposed addition will slope down away from the property therefore reducing the impact upon the adjoining property. A line drawn at 45 degrees from the rear of the addition is considered impact upon the neighbouring window. However given the height of the proposal and the existing boundary treatment it is not considered that the conservatory will detrimentally impact upon the adjoining property.

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 materials and finishes of the external brick walls and plinth 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.

3 This permission relates to the following approved plans; Location plan; Floor plan and existing elevation; Plan no.4549.

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.

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.