PLANNING APPLICATION REPORT

REF NO: LU/281/08/

LOCATION: 6 Selwyn Avenue
Littlehampton

PROPOSAL: Removal of existing conservatory and erection of extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately 7.7 metres in length by 6.5 metres in width and 2.5 metres in height with a flat roof.
SITE AREA	Approximately 353 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The side and rear boundaries are marked by approximately 1.8 metre high timber fencing. The front of the site is open.
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling which is built on a brick plinth and has unpainted pebble dash elevation walls with brick quoins on the corners. There is a lean-to conservatory to the rear as well as a smaller single storey flat roof extension. There are flat roof dormer windows in the front and rear roof slopes.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by semi-detached bungalow dwellings, many of which have single-storey extensions/conservatories.

RELEVANT SITE HISTORY

LU/210/92	Single storey extension to front of dwelling for disabled persons use at request of WSCC occupational therapist	Approve Cond 02-10-1992

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:
Noted.

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	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 proposed extension will be located to the rear of the existing building and, will be lower than its ridge height, therefore it will not be visible from the street scene or any other areas within the public domain. Owing to this, it is considered that the proposal will not have any

impact on the character and appearance of the surrounding area, adverse or otherwise.

The structure will not be as high as the existing building and it is considered that it will therefore appear visually subservient to the existing building. The elevation walls of the proposal will replicate the pebbledash finish of the existing exterior walls as well as the brick plinth and corner quoins. Although it will represents a fairly substantial flat-roofed structure of little architectural merit, the extension would not be readily visible from any public vantage points and the design is therefore satisfactory in this location.

It is considered that the amenities of neighbouring residents will not be harmed as a result of the proposal. The proposed structure has a low profile, aided by the use of a flat roof, and will therefore be largely screened from view by the site boundary treatment, this will prevent it from appearing overbearing or from producing any significant increase in overshadowing. The ground floor windows of the structure will have views into neighbouring properties impaired by the boundary treatment.

It is therefore recommended that this 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 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 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

STRUCTURE PLAN: LOC1, DEV1

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.