

PLANNING APPLICATION REPORT

REF NO: LU/296/10/

LOCATION: 8 Amberley Close
Littlehampton

PROPOSAL: Removal of existing conservatory and replace with brick built extension to incorporate 1 room beneath roof plus two rooms and bathroom as a loft conversion beneath existing roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a single-storey side extension, stepped back from the frontage, measuring approximately 7.1 metres in length by 4.8 metres in width and 5.725 metres in height. This extension will also contain a dormer measuring approximately 4.5 metres in width by 3.2 metres in depth and 3.3 metres in height. A dormer extension measuring 4.3 metres in length by 3.2 metres in depth and 3.3 metres in height would be added to the existing front roof slope as well as 8 roof lights. A further dormer would be added to the existing rear roof slope measuring approximately 6.15 metres in width by 3.2 metres in depth and 3.3 metres in height.
SITE AREA	Approximately 531 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary is open. Part of the south-eastern boundary is marked by the flank wall of an existing detached garage. The remainder of the side and rear boundaries are marked by approximately 1.8 metre high timber close boarded fencing with additional hedging and small trees in places.
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling which has a tiled gable roof. The front elevation wall is finished with painted render whilst other elevations feature red/yellow brickwork. There is brown tile hanging above the window heads on the gable ended south-eastern elevation. A detached flat roof garage is positioned on the south-eastern boundary and is linked to the main dwelling by way of a section of approximately 2 metre high brick wall which also includes a gate for access to the rear

garden. A conservatory extension has been added to the south-eastern elevation.

CHARACTER OF LOCALITY

The site is located on a residential cul-de-sac which is characterised, predominantly, by semi-detached bungalow dwellings arranged linearly with open frontages. Many of these dwellings have had dormer windows added to the front and/or rear roof slopes. There is a group of semi-detached two-storey dwellings on the western side of the road.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection: Overdevelopment of site. Overbearing towards neighbours. Excessive in bulk and scale.

Comments on Representations received:

It is considered that there is sufficient space on the site for an extension of this footprint. However, it is agreed that the design and scale of the proposal result in an overly bulky feature which does not integrate with the existing building and is out of keeping with the surrounding area.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

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 conflict with relevant Development Plan policies in that it appears out of keeping with the surrounding area and its overly bulky design fails to integrate effectively with 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 front elevation of the side extension and the front roof dormer will form a visible feature within the street scene. It is noted that the extension will be set back from the front of the existing house, behind the existing garage and garden wall and this will soften its visual impact. It is also noted that a number of nearby properties have dormer windows to the front. However, in this instance the dormers are considered to be overly large and out of keeping with the smaller scale dormers that are typical of the area. Further, whilst extensions have been added to the sides of neighbouring properties, they have been constructed in a way that is subservient towards the original dwelling to which they are attached and complements their simple design and appearance.

As well as being overly large and dominating the roof slope, the proposed dormers are irregularly sized and spaced. The pitched roofing over the proposed dormers does not integrate well with the existing pitched roof, as the slope angles do not correspond. Their presence adds to the bulk of the dormers and creates an awkward appearance. Further, the existing roof of the dwelling is a simple gable design whilst the proposed side extension overcomplicates this form, creating multiple stepped eaves, with the front roof slope of the eastern edge of the extension having an eaves height some 2.4 metres above that of the existing roof.

It is considered that the proposed extensions fail to integrate effectively with both the character and appearance of the surrounding area or the existing dwelling itself and, as such, are contrary to Arun District Local Plan policies GEN7 and DEV19.

It is therefore recommended that the application is approved, subject to the following conditions.

RECOMMENDATION

REFUSE

- 1 The design of the proposed extension fails to integrate effectively with the simple lines of the existing dwelling, appearing overly bulky and detrimental towards the character and appearance of the dwelling and the established street scene. The proposal is thereby in conflict with policies DEV19, GEN7 of the Arun District Local Plan.
- 2 The proposed roof alterations by reason of their size and design, appear overly dominant,

failing to visually integrate with the existing building and appearing awkward in their setting. The proposed dormers would also appear out of keeping in the locality. In consequence, the proposed development would be contrary to policies GEN7, DEV19 of the Arun District Local Plan.