LU/305/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension at side 32 Griffin Crescent Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey hipped roof side extension to measure (at maximum) approximately; 8.7m in height, 8.2m in length, and 4.1m in width
SITE AREA	360 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary kept by low brick wall approximately 0.3m in height. Rear and side boundaries kept by close boarded fencing and hedging approximately 1.8m - 2m in height
SITE CHARACTERISTICS	Semi-detached two-storey property with red brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with semi-detached two-storey properties of identical style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No adverse comments

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

LU/305/06

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of neighbouring properties.

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

Whilst it is accepted a certain amount of overbearing and overshadowing would result from the proposal onto neighbouring properties, given boundary screening, retention of approximately 17m between the proposal and rear boundary, and retention of approximately 10m between the proposal and the neighbouring property to the northwest, any adverse overbearing and overshadowing resulting from the proposal onto neighbouring properties is considered minimal.

It is accepted a certain amount of overlooking and loss of privacy would result from the proposal onto neighbouring properties. The secondary first floor bedroom window in the

LU/305/06

CONCLUSIONS

northwest elevation of the proposal overlooks the front garden of the neighbouring properties but overlooking is not considered significant by reason of this front garden being less private. It is located close to the public highway.

The first floor bedroom window in the north-east elevation of the proposal overlooks the rear garden of this same neighbouring property, but overlooking is not considered significant. Due to the angle of the proposal in relation to the neighbouring property any overlooking resulting from this first floor window in the rear elevation of the proposed extension would be to the rear most part of this garden.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, loss of privacy, and unacceptable overlooking.

Further, although the proposed extension would be prominent on the street scene and not wholly subservient to the existing property, it is considered that the proposal would not be obtrusive in the street scene, and would not conflict with the established character of the residential area.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

LITTLEHAMPTON | LU/305/06/

Two storey extension at side | 32 Griffin Crescent
Littlehampton

RECOMMENDATION

Approve Conditions

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 and roof 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor and above in the northwest elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.