

PLANNING APPLICATION REPORT**REF NO:** LU/310/08/**LOCATION:** 61 Cornwall Road
Littlehampton**PROPOSAL:** Construct a conservatory at rear of property.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will measure approximately 5.1 metres in length by 3 metres in width and 3 metres to ridge height.
SITE AREA	Approximately 354 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber closed boarded fencing. There is additional hedging on the northern boundary at the far end of the garden that is approximately 2 metres high.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two storey dwelling which has red/brown brick elevation walls to the front and painted rough render to the sides and rear which is on a brick plinth and also has brick quoins on the corners. There is a two-storey extension to the side that houses an integral garage and there is a single storey flat roof extension to the rear.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by semi-detached, two-storey residential dwellings.

RELEVANT SITE HISTORY

LU/199/04/	Ground floor rear extensions	Approve Cond 22-06-2004
LU/248/83	Proposed garage with bedsit above	Refused 03-08-1983
LU/501/83	Proposed garage with bedsit above	Approve Cond

extension to kitchen

01-02-1984

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
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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 conservatory will be positioned to the rear of the existing two-storey dwelling and will therefore be screened from forming a visible feature of the street scene. It is therefore considered that it will not impact towards the character and appearance of the surrounding area in any significant manner, adverse or otherwise.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The modest scale of the conservatory will ensure that it appears visually subservient towards the existing building. The use of a brick plinth and western elevation wall will assist the integration of the proposal with the main, part brick, dwelling as will the use of a pitched roof.

It is considered that the proposal will not be the cause of any unacceptable level of negative impact upon the amenities of neighbouring residents. It is considered that, due to the modest scale of the proposal and the screening offered by the existing boundary treatment, it will not appear overbearing, nor will it produce any significant level of additional overshadowing or overlooking.

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

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 brickwork sections of the conservatory 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.