

PLANNING APPLICATION REPORT

REF NO: LU/313/10/

LOCATION: 1 The Estuary
Littlehampton

PROPOSAL: Single storey extension to side and front elevation, extension of roof above existing garage and conversion of garage to bedroom.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a single-storey pitched roof extension to the eastern elevation, measuring approximately 10.5 metres in length by 4.2 metres width to the rear, stepping down to 2.8 metres width to the front. It will be approximately 3.5 metres in height. Additionally, a gable roof will be added over the existing attached flat roof garage, the ridge height being approximately 3.9 metres.
SITE AREA	Approximately 480 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is approximately 1 metre high hedging to the front and part of the eastern site boundary. The remainder of the eastern boundary is marked by an approximately 1.8 metre high brick wall. Remaining boundaries are marked by approximately 1.8 metre high timber featherboard fencing.
SITE CHARACTERISTICS	The site is occupied by a link-detached bungalow dwelling which has red/brown brick elevation walls and a tiled gable roof. There is white plastic cladding above first floor window heads in the gable ends as well as plastic fascias and soffits. There is an attached flat roof garage to the western elevation and this, in turn, attached to an attached flat roof garage at the neighbouring property. There is a small lean-to glazed extension to the east elevation and a timber shed is positioned close to the eastern boundary.
CHARACTER OF LOCALITY	The site is located on a corner plot at the junction between two residential roads. The area is characterised by groups of semi-detached bungalow dwellings with occasional groups of two-storey semi-detached dwellings. Buildings are positioned in a linear arrangement with small gaps

between them. They are set slightly back from the road and the provision of grass verges, landscaping and wide pavements produces an open appearance.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

One letter of objection: The plans show the garage extension breaching our property. Concern over contractors gaining access. Deeds state that neighbour must give reasonable notice of repair, redecoration or maintenance of the garage. We were informed that a notice of intent should have been issued.

Comments on Representations received:

The applicant has submitted revised plans showing the garage roof extension stepped in from the boundary. The content of property deeds are a legal rather than planning matter. Planning permission does not grant access to property, this is covered by other legislation. A notice of intent is not a planning matter.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Open Plan Condition

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 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

PRINCIPLE:

The site is located within the built-up area where the principle of development is acceptable provided it complies with relevant policies. In this instance the main policy considerations are set out in GEN7 and DEV19 of the Arun District Local Plan and seek to prevent adverse impacts towards visual and residential amenities.

CHARACTER & APPEARANCE:

The proposed extensions will become a visible feature of the street scene due to their positioning and the corner plot location of the site. It is considered that the visual impact will not be harmful towards the character and appearance of the surrounding area as the proposed works are of a modest scale and set well back from the road. Although built close to the eastern site boundary, the proposed side extension will not compromise the open and spacious nature of the street scene. Further, it is noted that there is already an approximately 1.8 metre high brick wall on the eastern boundary, thereby contributing to the screening of the property. It was also observed that nearby properties have extended up to their side boundaries, an example being 'Fortuna' which the proposal site backs onto.

DESIGN & SCALE:

It is considered that the proposed extension will relate sympathetically towards the existing dwelling in terms of design and scale. The modest proportions of the proposed works, particularly the height which is lower than that of the existing building, will ensure that visual subservience towards the existing building is maintained. The use of a pitched roof will assist integration with the existing roof line as will the fact that the eaves height of the extension roofs match the existing roof. It is considered that these design details will ensure the extensions appear integrated with the existing dwelling.

RESIDENTIAL AMENITIES:

With regards to the amenities of neighbouring residents, the modest scale of the proposal is considered to be such that it would not appear overbearing, nor cause an unacceptable increase in overshadowing, towards neighbouring properties. New windows at ground floor level will face

either to the front of the site, towards the public highway or to the south, towards 'Fortuna' where the existing boundary fencing will obstruct any intrusive views into neighbouring property. There will also be a roof light on the rear slope of the new garage roof. Sectional drawings show this feature to be some 3 metres above floor level and, therefore, it is considered it will not offer any overlooking potential, its main purpose being to increase sunlight provision in the room.

SUMMARY:

It has been demonstrated that the proposed extensions comply with relevant planning policy in that they are not considered to have the potential to harm the character and appearance of the surrounding area nor would there be a detrimental impact upon the amenities of neighbouring residents.

It is therefore recommended that the 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 This permission relates to the following approved plans:-

Location Plan;
Block Plan;
Drawing No. 01;
Drawing No. 02B;

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.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

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This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.