LU/318/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Small alterations, window re-positioning. 55 Beach Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed works are to the rear of the dwelling and comprise minor window relocation and the addition of a raised rooflight.
SITE AREA	Approximately 0.0413 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The rear and north side are kept by brick walling approximately 1.8m with close boarded fencing up to approximately 2m high to the south.
SITE CHARACTERISTICS	A two storey semi-detached dwelling formed of red brick walls with a brown pantiled pitched roof. Existing flat roofed single storey rear extension and lean-to conservatory.
CHARACTER OF LOCALITY	A residential road comprising similar style semi-detached dwellings with 3 and 4 storey blocks of flats to the north and south. Caffyns Field to the west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/9/05/	Erection of lean-to conservatory.	Approved Conditionally 04-03-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ No objection.
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	No objection. The minor nature of the works and their location unseen from Beach Road means that there will be no adverse impact on the Area of Special Character or the local listed building.

LU/318/06/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Area of Special Character Building of Special Character Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1, CH5
Arun District Local Plan : GEN2, GEN7, GEN22, DEV19, AREA1

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

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

~~None~~ 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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

LU/318/06/

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

This application is for the replacement of rear patio doors with 1 no. large window, the relocation of 1 no. side window, and the addition of 1 no. raised rooflight to the rear flat roofed single storey extension of the dwelling.

The works are considered to be of a minor nature with limited effect on visual and residential amenity due to the presence of adequate boundary screening and location to the rear of the dwelling. Further the works are not considered to adversely affect the character or appearance of the Building of Special Character or surrounding Area of Special Character.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it detrimentally harm the residential amenities of any neighbouring property.

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

LITTLEHAMPTON LU/318/06/

Small alterations, window re-positioning

55 Beach Road
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).