PLANNING APPLICATION REPORT

REF NO: **LU/326/10/**

LOCATION: 6 Rosemead
Littlehampton

PROPOSAL: Conversion of existing garage to form habitable room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. There will be no extensions made to the existing garage, the only external changes being the replacement of the garage door with a window and the formation of two new ground floor windows on the southern elevation.
SITE AREA	Approximately 243 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site itself is predominantly flat but is on land elevated approximately 0.5 metres above that of the neighbouring property to the south.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. There is approximately 1 metre high timber close boarded fencing on the souther boundary towards the front of the site which steps up to approximately 1.8 metres in height further back and then continues along the western and northern boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has yellow brick elevations, with a section of painted pebbledash to the front, red brick window dressings and a red tiled gable roof. There is a single-storey attached garage to the south side of the dwelling, the roof continuing round over the front entrance to form a porch.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised, predominantly, by detached two-storey dwellings which are arranged in a fairly linear fashion with small gaps between each building. There are also occasional groups of terraced two-storey dwellings.

RELEVANT SITE HISTORY

LU/198/96	Construction of 44 No. 3 bedroom terraced/semi/ detached dwellings and associated works	Approved Cond + S106 02-05-1997

LU/154/97	Substitution of 7 No. 3 bed & 5 No. 4 bed dwellings for 18 No. 3 bed dwellings	Approved Cond + S106 05-12-1997

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

WEST SUSSEX COUNTY HIGHWAYS:

There are no changes to existing access and it is assumed the existing parking arrangements will remain unaltered. The proposal is unlikely to result in a material increase in traffic movements over what already exist at the site.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Permitted Development Restriction - LU/198/96 & LU/154/97 - Cond. 9 - Car parking, turning and garaging shall be used for no other purpose.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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

The proposal only involves minor alterations to the external appearance of the existing dwelling, the garage door being replaced by a window. It is considered that this would not be detrimental to the character and appearance of the surrounding area.

Although the proposal will result in the loss of a garage parking space, it is considered that the existing driveway to the front of the dwelling would provide ample off street parking for the dwelling. It is noted that permitted development restrictions applicable to this dwelling prevent this driveway being used for any other purpose without prior written approval from the Local Planning Authority.

The proposal does not include any increase in the size of the existing dwelling and therefore no overbearing or overshadowing impact will result. The proposed window to the front will look towards the highway whilst the side windows, due to the neighbouring site being at a lower level, will offer views over the existing fence, however these views will be towards a windowless wall and it is not considered that they result in a loss of privacy for the occupants of the neighbouring property.

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;
PI/100/2;
PI/101/02;
PI/101/03;

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 The areas of driveway to the front of the converted garage shall be used for the parking

of vehicles only and for no other purpose.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

4 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

NATIONAL POLICIES: PPS1

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