PLANNING APPLICATION REPORT

REF NO: **LU/329/11/**

LOCATION: Flat 6 The Stetson
8 St Catherines Road
Littlehampton

PROPOSAL: Replace existing wood framed single glazed windows & doors with PVCu double glazing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the replacement of two doors and four windows all at ground floor level.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2 metre high flint and brick walls to the sides. Rear elevation is lined by a block of flat roof garages.
SITE CHARACTERISTICS	The site is occupied by a detached three-storey building (with additional basement accommodation) that has been subdivided into a number of residential flats. The original building has been identified by the Council as one of special character. A number of extensions have been made to the original building including a two-storey brown brick extension to the rear.
CHARACTER OF LOCALITY	The site is located on a residential road that is characterised by detached and semi-detached three-storey buildings, the majority of which have been subdivided into residential flats, with a small number housing residential care homes. The majority of buildings have had extensions and alterations made to them, generally to the sides and rear.

RELEVANT SITE HISTORY

LU/227/73	Living accommodaton and bar extension	Approve Cond 05-10-1973
LU/126/86	Change of use of existing hotel to residential accomodation for 13 No 1 bedroom flats	Approve Cond 16-06-1986

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
Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character

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 proposed windows and doors are to be installed within an extension that was added to the original building, which has been identified as possessing special character, following approval of LU/227/73 and, as such will not detract from its appearance.

The extension is to the rear of the building and cannot be seen from the street and the scale of the works is considered to be minor, as such, it is considered that there will be no demonstrable impact upon the character and appearance of the surrounding area. It is also noted that a number of nearby flats already have PVCu window frames and the proposal is therefore in-keeping with surrounding development.

The positioning of the windows and doors and their dimensions will be as existing and it is not considered that the proposed changes will result in an adverse impact upon 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

1:1250 Location Plan;
1:500 Block Plan;
Location A;
Location B;
Location C;
Location D;
West facing elevation;

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

LU/329/11/

LOCAL PLAN: GEN2, GEN7, GEN22

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.