PLANNING APPLICATION REPORT

REF NO: LU/333/08/

LOCATION: 17 The Cloisters
Littlehampton

PROPOSAL: Rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conservatory to the rear of the property, measuring approximately 5.9m x 4.2m x 3.3m high.
SITE AREA	Approximately 216 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	Close board wooden fencing approximately 1.8m high stepping down to 1m to the rear of the garden. Low brick wall on the southern boundary approximately 1.4m high.
SITE CHARACTERISTICS	Detached 2 storey property. Red brick wall, pantiled hipped roof. Half pitch roof to the rear of the property. Newly built house.
CHARACTER OF LOCALITY	Residential area, situated within a cul-de-sac. Newly built properties. Rear windows of neighbouring houses clearly view proposed area for the conservatory. Many other houses in the area are seen to have conservatories.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

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report

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

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

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 application is for a conservatory to the rear of the existing property. The conservatory will therefore not be viewed within the street scene and will not affect the appearance and character of the surrounding area.

It is considered that due to the design and scale of the proposed conservatory it will appear visually subservient to the existing house. The east elevation of the conservatory would have

high level windows which would be obscured glazing and non opening which would be approximately 1.5m to sill height. It is further thought that all the windows to the conservatory are to be obscured glazing therefore the proposal will not cause any unacceptable overlooking of neighbouring properties.

The proposed development will be approximately 1m from the boundary of No.18 to the east of the site. Due to the single storey nature of the proposal it is not thought that it will have any unacceptable impact by way of overbearing affect or overlooking of the neighbouring property. Neighbouring properties are also seen to have conservatories to the rear.

It is therefore recommended that this application be 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 windows on the east elevation of the conservatory shall at all times shall be glazed with obscured glass and be fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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: DEV1, LOC1

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.