LU/340/05/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Erection of a conservatory. 4 Capstan Drive, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will replace an existing conservatory to the north of the property and will measure approximately; 3.5m in depth and 3.9m in width with a glass [redacted] roof to a maximum height of approximately 3.7m.
SITE AREA	Approximately 0.0122 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	A couple of small trees may be affected but not considered TPO worthy.
BOUNDARY TREATMENT	The rear of the property is bounded by 1.8m trellis topped close-boarded fencing to the east, and 1.5m trellis topped close-boarded fencing to the west with the brick wall of No. 2 projecting approximately 3m north and up to 4m high. To the north is a shed with 1.8m close-boarded fence and gate.
SITE CHARACTERISTICS	Two storey terraced dwelling formed of red brick with a brown pantiled pitched roof. The dwelling is set off the street, along a side footpath.
CHARACTER OF LOCALITY	Residential road comprising similar style terraces and semi-detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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.

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 proposed conservatory is considered to be visually subservient and in-keeping in form with the existing building and also with the surrounding area, with most neighbours to the east having similar conservatories. The replacement of the existing dilapidated conservatory will also make a positive contribution to the appearance of both the dwelling house and surrounding area.

The proposal is not considered to cause any adverse overbearing or overshadowing effects due to its single storey nature and containment within the rear garden. In terms of overlooking, there is a

CONCLUSIONS

potential to look over the existing boundary screening into the neighbour's conservatory (No. 6 Capstan Drive) 1m away. However, this overlooking effect is not considered demonstrably greater than the overlooking already experienced from the existing conservatory. In a northerly direction, there is no possibility of overlooking due to a distance of approximately 25m to the nearest property and adequate boundary screening.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

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

LITTLEHAMPTON LU/340/05/

Erection of a conservatory. 4 Capstan Drive
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).