

LU/353/08/**PLANNING APPLICATION REPORT****REF NO:** LU/353/08/**LOCATION:** Flat 5
55 South Terrace
Littlehampton**PROPOSAL:** The removal of all existing box sash windows and replacement with PVCu double glazing (at rear of building) - five windows in total.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 204 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	Brick wall to the rear of the property approximately 2m high.
SITE CHARACTERISTICS	Terraced 3 storey building, currently separated into self contained flats. Red brick walls, concrete tiles. Flat for proposed new windows is a second floor flat to the rear of the property.
CHARACTER OF LOCALITY	Residential area, sited on a Class B Road. The area is characterised by houses converted into self contained flats. To the south of the property is a open green area and the sea front.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**

Littlehampton Town Council

No objections.

Comments on Representations received:

Noted.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None.

LU/353/08/**POLICY CONTEXT**

Designation applicable to site:
 Within Built-up Area Boundary
 Class B Road
 Building or Structure of Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC1	Locational Strategy
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 proposed application is for the change of the existing windows to flat 5 of 55 South Terrace which is a building of character. The flat is on the second floor to the rear of the property. The 2 windows to the rear of the property on the north elevation can be viewed from Fitzalan Road, but the 3 windows on the east elevation cannot be viewed as apart of the street scene.

It is noted that the surrounding neighbouring properties have a mix of UPVC and wooden framed windows. The proposed windows would be of a different style to the existing windows, but it is thought that given the position of the windows to the rear of the property and that they can only be viewed within Fitzalan Road they will not detract from the visual amenity of the surrounding area

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nor the character of the existing building.

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 **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

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.