

LU/354/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Kitchen extension. 44 St Marys Close, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be to the north of the dwelling and will measure approximately; 3.9m in width and 3.6m in depth with a flat hipped roof to a height of approximately 3.2m.
SITE AREA	Approximately 0.066 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The front is kept by 1m high walling with a 2m high wall to the north of the proposed extension and dropping to 1.5m high with approximately 3m high hedging.
SITE CHARACTERISTICS	A 1½ storey detached dwelling formed of red brick walls and a brown plain tiled pitched roof with side dormer. Shed will have to be relocated.
CHARACTER OF LOCALITY	A residential road comprising a variety of 1, 1½ and 2 storey detached and semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ <i>No objection.</i>
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, 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~~ Noted.

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 extension will replace an existing small flat roofed porch area to extend the kitchen northwards towards the boundary. It will be screened behind a boundary wall approximately 2m high and therefore barely visible and unobtrusive on the street scene.

The proposal is considered to be acceptable in scale, style and design and is set away from neighbouring dwellings so as not to cause detrimental harm to residential amenity by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

 LITTLEHAMPTON

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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).

- 2 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 This permission relates to the plans as submitted and amended by east elevation plan dated 1st December 2006.

Reason: For the avoidance of doubt.

