

PLANNING APPLICATION REPORT

REF NO: LU/396/10/

LOCATION: 3 The Estuary
Littlehampton

PROPOSAL: Extension of roof above existing garage and provision of enclosed porch to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 440 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front garden predominantly open of highway, some intermittent hedging. Remaining boundaries are enclosed by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a link-detached bungalow dwelling which has red/brown brick elevation walls and a tiled gable roof. There is white plastic cladding to the gable ends. There is an attached flat roof garage to the western elevation and this, in turn, attached to an attached flat roof garage at the neighbouring property.
CHARACTER OF LOCALITY	The site is located within residential area, characterised by various types of 1 and 2 storey dwellings. Buildings are positioned in a linear arrangement with small gaps between them. They are set slightly back from the road and the provision of grass verges, landscaping and wide pavements produces an open appearance.

RELEVANT SITE HISTORY

None.

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

Open Plan Condition

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 application seeks permission for a pitched roof over an existing attached garage together with the enclosure of a porch area to the front elevation of the dwelling. The dwelling is linked to a neighbouring property by the flat roof garage which is mirrored by the adjoining dwelling, No.1 The Estuary.

The neighbouring property, No.1 The Estuary, has previously had planning permission granted for a pitched roof over the existing garage and various other extensions, LU/313/10/ refers. This current application would match that of the approved roof extensions to the garage of No.1. The

proposal to No.3 is therefore considered to be acceptable with the roof extension enhancing the appearance of the dwelling with the omission of a flat roof section linking the dwellings.

Given that the existing garage adjoins the neighbouring dwelling the proposal is not considered to impact upon the private amenity of this dwelling.

It is therefore recommended that the 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 development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1:1250 and Block Plan 1:500; Drawing No. 01 and Drawing No. 02.

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 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 dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 **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

LOCAL PLAN: GEN2, GEN7, DEV19

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.