LU/447/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Erection of two storey extension providing additional bedrooms and disabled accommodation (Resubmission of LU/379/07) 37 Harwood Road Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey side extension to measure approximately (at maximum); 8m in height, 5m in length, and 5m in width
SITE AREA	325 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Mixture of fencing, wall, and hedging approximately 1.5m - 2m in height
SITE CHARACTERISTICS	Detached two-storey property with brick wall and tiled roof
CHARACTER OF LOCALITY	Predominately residential with two-storey properties of similar design and style. Trading estate to west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/379/07	Erection of 2 no. two storey extensions providing additional bedrooms and disabled accommodation	Refused 13-12-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	Exact position of public sewer must be determined on site. Please note no development or new tree planting should be located within 3m either side of the centreline of public sewer and all existing infrastructure should be protected during course of construction works.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1
Arun District Local Plan: GEN7, DEV19, GEN2

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 the amenities of neighbouring properties and impact upon the character of the locality.

COMMENT ON CONSULTATION RESPONSES

Noted. In the event of approval, applicant will be informed of comments by Southern Water.

COMMENT ON REPRESENTATIONS RECEIVED

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 will not have a materially adverse effect on the residential and visual amenities of the locality.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The current application follows LU/379/07 refused, solely, for the reason of the excessive depth and height of the rear extension. In the current proposal, this rear extension has been omitted with only the side extension to the front under consideration.

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CONCLUSIONS

In the previous application no objection was raised to the side extension; sufficient distance retained between extension and boundaries ensures no adverse overshadowing and overbearing onto neighbouring properties. Such distance also ensures the majority of direct overlooking onto those properties is mitigated, with that remaining not considered adverse.

The extension is visually integrated to existing so as not to obtrusive in the street scene. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION LU/447/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: LU/447/07/

1 **To Addressee**

2 **Site Address**

37 Harwood Road
Littlehampton

3 **Description of Development**

Erection of two storey extension providing additional bedrooms and disabled accomodation (Resubmission of LU/379/07)

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roofs 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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor in the south-east elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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: LOC1, DEV1, CH1

LOCAL PLAN: GEN7, DEV19, GEN2

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.

Case Officer: Mr M Porter