

PLANNING APPLICATION REPORT

REF NO: LU/53/10/

LOCATION: 29 Parkside Avenue
Littlehampton

PROPOSAL: Proposed conservatory to rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory measures approximately 4 metres in length and width and 3 metres in height.
SITE AREA	Approximately 395 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is a low brick wall to the front of the site. The rear garden is enclosed by approximately 1.8 metre high timber fencing. There is additional hedging which is approximately 2.5 metres high on the northern boundary.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling which has red/brown brick elevation walls with painted render sections in places at first floor height. There is also timber detailing at first floor level to the front. The roof is tiled and hipped, a pitched roof dormer has been incorporated on the north facing roof slope. There is an attached garage to the north side of the dwelling. A two-storey flat roof extension has been added to the rear of the dwelling as well as a single-storey lean-to glazed extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by two-storey semi-detached dwellings which are set slightly back from the road with low brick walls surrounding their front amenity space. Extensions to the rear are a common feature of dwellings on the road.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

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

DEVELOPMENT PLAN POLICIES

South East Plan:

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 proposed conservatory would be positioned to the rear of the existing two-storey dwelling which would screen it from view from the street, it is therefore considered that it would not produce any visible impact, adverse or otherwise, on the character and appearance of the surrounding area.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. Its single-storey height would ensure that visual subservience to the existing dwelling would be maintained. The height of the eaves of the conservatory roof would match the eaves height of existing single-storey extensions and it is considered that this design feature would aid integration.

It is considered that the modest scale of the proposal, particularly its height, would prevent it from appearing overbearing or from causing an unacceptable level of overshadowing. Further, all new windows would be at ground floor level and views towards neighbouring properties would be obstructed by the existing site boundary treatment. As such, it is considered that the amenities of neighbouring residents would be preserved.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

15/10/03 - 01; 15/10/03 - 02 and 15/10/03 - 03

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 plinth wall of the conservatory hereby permitted shall match in colour and texture those of the existing dwelling.

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

- 4 **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

LOCAL PLAN: 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.