

PLANNING APPLICATION REPORT

REF NO: LU/62/09/

LOCATION: 12 Bell Davies Road
Littlehampton

PROPOSAL: Replacement conservatory to rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to measure approximately 4m x 3.7m x 3.2m high.
SITE AREA	Approximately 391 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Southern boundary, approximately 1.8m high wooden fencing down to 1.2m high mesh fencing. Northern boundary, bushes approximately 3m high and wooden fencing approximately 1.8m high.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick walls, hipped red tiled roof. Detached outbuilding to northern boundary.
CHARACTER OF LOCALITY	The site is located within a residential area. The area is characterised by semi detached 2 storey properties.

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 the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 LOC1	High Quality Development Locational Strategy
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 or legislative background.

CONCLUSIONS

The proposed application is for a conservatory to the rear of the existing property in place of an existing conservatory. The proposed addition will be to the rear of the existing property and therefore will not be viewed within the street scene and will not impact on the character and appearance of the surrounding residential area.

The single storey pitched roof conservatory is considered to appear visually subservient to the existing 2 storey property. The design of the proposal is considered to relate sympathetically to the existing building with the flank and dwarf walls of the conservatory to be built in materials to match.

The conservatory is not thought to impact on neighbouring residential amenity as it will be largely screened by the existing boundary treatment of approximately 1.8m high which will prevent it from appearing overbearing. Part of the roof will be viewed above the boundary screening, however this is to be glazed which will allow light to permeate and therefore will not produce an

overshadowing affect. Further, the south elevation facing No.10 will be a flank brick wall with the proposed windows to the face towards the rear garden and therefore will not result in overlooking of neighbouring properties.

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, DEV19

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.