

PLANNING APPLICATION REPORT

REF NO: LU/63/08/

LOCATION: 2 Coniston Way
Littlehampton

PROPOSAL: Loft conversion to form 1 bedroom plus shower/wc

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposed loft conversion will involve the formation of a dormer on the rear roofslope of the property. The dormer will measure approximately 4.2 metres in length and will extend a maximum of approximately 3.2 metres from the slope of the existing roof. The dormer will be approximately 2.55 metres in height.

SITE AREA

Approximately 150 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The front of the site is open plan. The rear garden has approximately 1.8 metre high timber fencing on the side boundaries with the rear boundary having approximately 2 metre high bamboo screening in a timber frame with a trellis line running above.

SITE CHARACTERISTICS

The site is occupied by a link detached two storey dwelling which has red/brown brick elevations and a gabled tile roof. There is a detached gable garage building set back to the rear of the site which is shared with the neighbouring property. A flat roof single storey extension has been added to the rear of the house.

CHARACTER OF LOCALITY

The site is located on a residential cul de sac which is characterised by semi-detached and link detached two storey dwellings with either gable or sussex hip roofs and recessed garage buildings. Two nearby properties to the south, No's. 7 and 8 Ullswater Drive, have had full width dormers installed on their rear roof slopes.

RELEVANT SITE HISTORY

Reference	Description	Decision
LU/380/03/	Extension to rear ground floor	Approve Cond 14-11-2003

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Littlehampton Town Council

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 LOC1	High Quality Development Locational Strategy
Arun District Local Plan:	DEV19 GEN2 GEN7	Extensions to existing residential buildings Built-up Area Boundary The Form of New Development

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 dormer will be positioned to the rear of the main building and will be lower than the ridge height of the existing roof. There will therefore be no material change in the appearance of the street scene on Coniston Way. However, the dormer will face towards The Faroes which passes to the rear of the site and hence will be visible from this street. It is noted that there are other nearby properties with roof dormers of a similar or larger size to that proposed, examples being No's. 7 and 8 Ullswater Drive which are to the southeast of the site. It is therefore considered that any visual impact made towards the public domain by the proposal will not have a negative impact on the character and appearance of the surrounding area.

It is considered that the proposal will relate sympathetically towards the main building in terms of design and scale. The dormer will be positioned below the ridge of the existing roof of the house, set above eaves height and will be stepped in from the roof edge. It is considered that this will give the dormer a subservient appearance in relation to the main dwelling. The walls of the dormer will be clad with tiles that will match those used on the existing roof and it is considered that this will assist the visual integration of the dormer with the main building.

The main building on the site is set slightly in advance of the neighbouring properties to either side. Due to this it is considered that the roof dormer will not produce any demonstrable level of overshadowing or overbearing towards neighbouring properties. The windows of the dormer will look towards the far end of the garden, in the direction of a two storey dwelling on The Faroes. It is considered that, at some 30 metres, there is a sufficient degree of separation between the properties to prohibit any unacceptable level of overlooking arising.

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

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: LOC1, DEV1

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.