

PLANNING APPLICATION REPORT**REF NO:** LU/78/11/**LOCATION:** 64 St Marys Close
Littlehampton**PROPOSAL:** Proposed front extension to garage and entrance porch. New side window in north elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves an extension to the front of the dwelling measuring 7.275 metres in length by 1.45 metres in depth and the formation of a new bedroom window at first floor level on the northern (side) elevation.
SITE AREA	Approximately 350 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. Side and rear boundaries are marked by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevation walls with tile hanging above ground floor window heads. The roof is tiled and hipped with a catslide slope on the southern side. The dwelling contains an integral garage.
CHARACTER OF LOCALITY	The site is located on a residential road with the predominant form of development being detached two-storey dwellings of a variety of designs. These are arranged in a linear fashion, set back from the road, and the dwellings tend to occupy close to the full width of their plots, with small gaps maintained between neighbouring properties.

RELEVANT SITE HISTORY

LU/57/78	Proposed extension at ground floor level	Approve Cond 08-03-1978
LU/224/82	Extension to bedroom	Approve Cond 16-06-1982

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

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 proposed front extension will bring the built form closer to the road. However, at a depth of 1.45 metres, and at single-storey height, it is not considered that the extension is of a scale that would lead to it interrupting the established linear arrangement of dwellings on the road. The general form of the original dwelling would be unchanged and it is considered that the proposed works would not have a harmful impact upon the character and appearance of the surrounding area.

The design and scale of the proposed extension is considered to relate sympathetically towards the existing dwelling. The modest proportions, particularly the single-storey height, will ensure that visual subservience towards the existing dwelling is maintained. Further, the eaves height of the roof will match that of the catslide roof slope to which it will be adjoined and also will match the height of the bottom of the tile hanging course on the dwelling. This will ensure a visually integrated appearance and a smooth transition between the original dwelling and the proposed extension.

With regards to the amenities of neighbouring residents, the single-storey nature of the proposed extension will ensure that it does not appear overbearing nor will it cause unacceptable levels of overshadowing towards neighbouring properties. All windows will be at ground floor level and face towards the road, therefore, outward views will not be intrusive towards neighbouring residents. The proposed first floor window in the northern elevation will look directly towards the catslide roofslope of the neighbouring property, No. 62 St Marys Close. Views out will be restricted to this feature, the slope contains no openings and, therefore, it is not considered that the proposed window will adversely impact upon the privacy of occupants of the neighbouring property.

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 The development hereby approved shall be carried out in accordance with the following approved plan:-

101126.0;

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 **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.