

PLANNING APPLICATION REPORT

REF NO: LU/81/10/

LOCATION: Plot 310 Elysian Fields
Worthing Road
Littlehampton

PROPOSAL: Revision to plot 310 approved under LU/61/06/ to include a conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>This application seeks retrospective planning permission for a revision to plot 310 to include a conservatory.</p> <p>The conservatory is positioned to the rear west side of the property and measures 3m in width, 3.5m in depth and 2.9m in height. Brickwork plinth matches the existing property.</p>
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DEN	N/A.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2m brick walling surrounds the application site.
SITE CHARACTERISTICS	Two-and-a-half storey semi-detached property. The dwelling consists of yellow brick walls and a gable roof. Single storey attached garage to east side of the property, consisting of brick walls and a tiled roof to match the main dwelling. Gable roof. Single storey rear conservatory, with brickwork plinth.
CHARACTER OF LOCALITY	The application site is part of the new Site 7 residential development (planning ref: LU/61/06/), which is nearing completion. The development consists of a mixture of house types. The immediately surrounding area is characterised by two and two-and-a-half storey semi-detached and terraced properties. A number of dwellings within the Site 7 development have planning permission for rear conservatories.

RELEVANT SITE HISTORY

LU/70/07/	Units 51-58, 284 & 289 substitution of approved house types to applicants preferred design/house types.	Approved Cond + S106 18-06-2007
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LU/331/07/	Plots 341- 348, 363 and 364 Eden Park - substitution of approved house types to applicants preferred design / house type.	Approve Cond 29-11-2007
LU/351/08/	Proposed re-plan affecting plots 51, 59 - 62, 73 - 75 by substituting similar units	Approved Cond + S106 22-01-2009
LU/364/08/	Proposed additional garage to be constructed to Plot 341 and revised position of house and driveway	Approved Cond + S106 24-02-2009

LU/61/06/

Residential development for 393 dwellings (including affordable housing), various houses/ flat types, public open space including LAP's and a LEAP, access, parking and servicing arrangements, and associated landscaping.

Refused 31-07-200

Appeal Allowed

04-01-2007

LU/45/06/

- i) Closure of existing Toddington Lane Junction with A259 Worthing Road;
- ii) Construction of new priority junction with A259 Worthing Road including single land duelling of section A259 Worthing Road;
- iii) Construction of link road connecting existing Toddington Lane with new access road;
- iv) A widening of A259 Worthing Road entry onto Watersmead Roundabout and spiral road markings;
- v) Provision of Toucan across A259 Worthing Road immediately west of site;
- vi) Provision of new vehicular and pedestrian access to the north west side of the site from Toddington Lane.

Approved Conditionally

22-06-2006

REPRESENTATIONS

Representations received:

No Objection to this application.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A.

POLICY CONTEXT

Designation applicable to site:

Site 7 Development

Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing

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 not cause demonstrable harm to the residential amenities of any neighbouring property, nor would it have an adverse impact upon the established character of the surrounding residential 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 conservatory is located to the rear of the two-and-a-half storey dwelling. It is completely screened from view from the street and it is considered that its presence does not have a detrimental impact on the character and appearance of the surrounding area.

It is considered that the proposal relates sympathetically towards the existing building in terms of design and scale. The modest height of the proposal, in relation to the existing dwelling, is considered to ensure that it will appear visually subservient to it. The inclusion of a plinth wall faced with bricks that match those of the existing building is considered to assist integration.

It is considered that the proposal will not have an adverse impact on the amenities of neighbouring residents. The modest dimensions, particularly the height, will prevent it from appearing overbearing, or from causing overshadowing. Further, the conservatory would be set away from the shared boundary and any views towards neighbouring sites from the windows, which are all at ground floor level, would be obstructed by the existing site boundary walling treatment therefore allowing privacy to be maintained.

It is therefore recommended that the application be approved, subject to the condition detailed below.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans:-

Location plan (not to scale).
Existing details 01
Proposals 02
Newview Windows & Conservatories

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.

- 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 it would not cause demonstrable harm to the residential amenities of any neighbouring property, nor would it have an adverse impact upon the established character of the surrounding residential area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN9.

NATIONAL POLICIES: PPS1, PPS3.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.