

PLANNING APPLICATION REPORT

REF NO: LU/86/11/

LOCATION: Berry House
Berry Lane
Littlehampton

PROPOSAL: Revised application for alterations, garden store and new drive following refusal LU/3/11/

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The garden store building is already largely completed, it is positioned in the north-western corner of the garden and measures 4 metres in width by 3.7 metres in depth and 3.6 metres in height.

A new opening and dropped kerb will be formed on the front boundary and will be used in conjunction with the existing site access.

A two-storey side/rear extension with the same floor area as proposed has already been granted planning permission under planning application LU/44/10. This extension has been altered by substituting a hipped roof end for a gable end, this will not increase the footprint of the extension. The configuration of the windows and openings on the rear elevation of this extension has been altered.

SITE AREA

Approximately 1200 square metres.

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Predominantly flat.

TREES

There are two protected trees, covered by LU/TPO/3/73 on the site, an Austrian Pine which is positioned on the northern site boundary and a Copper Beech to the front of the dwelling. None of these trees would have been impacted upon by the construction of the garden store building nor will they be affected by other works.

BOUNDARY TREATMENT

The boundary treatment to the front is marked by a brick wall which is approximately 1.7 metres in height. To the rear and sides there is approximately 1.8 metre high timber fencing which is often fronted by similar height hedging and taller trees. The rear boundary is also lined by mature trees that are approximately 12 metres in height.

SITE CHARACTERISTICS

The site is occupied by a detached two storey dwelling

which has red/brown brick elevations and a tiled gable roof. There is an attached lean-to style conservatory to the rear of the dwelling and a pitched roof entrance porch attached to the front. There is also a detached flat roof garage set back to the rear of the dwelling on the eastern site boundary.

CHARACTER OF LOCALITY

The site is located alongside a Class C road which is characterised by detached, two storey residential dwellings that are set well back from the road, generally with screening from view from the street provided by mature trees to the front. The site backs onto detached bungalow dwellings at The Estuary to the north.

RELEVANT SITE HISTORY

LU/252/09/	Install black iron railings to existing garden wall, demolish existing garage, construct new attached garage, two storey side and rear extension	Refused 24-11-2009
LU/44/10/	Install black iron railings to existing garden wall, demolish existing garage, construct new attached garage, construct two storey side and rear extension, resubmission of LU/252/09.	Approve Cond 30-03-2010
LU/312/10/NMA	Application for a non-material amendment following a grant of planning permission LU/44/10/ for an alteration to north elevations fenestration	Approve 18-10-2010
LU/3/11/	Minor amendments to LU/44/10. Rear extension. Garden store. New entrance drive and crossover	Refused 03-03-2011

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection - Overdevelopment of the site with excessive bulk and scale.

Comments on Representations received:

Noted. The two-storey extensions shown have already been granted planning permission under LU/44/10. It is not considered that the provision of the garden store is an overdevelopment of the site as it is a large plot and it is considered ample amenity space is retained. Further, the single-storey garden store building is not considered to be bulky or excessive in scale.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

Awaited.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

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

PRINCIPLE:

The site is located within the built-up area where the principle of development is considered to be acceptable subject to the requirements of relevant policies. For a development of this nature the main criteria which the application will be assessed against is contained within Arun District Local Plan Policy GEN7 which seeks to ensure development responds positively to the characteristics of the surrounding area and does not have an adverse impact upon adjoining properties.

SITE HISTORY:

Planning permission for a two-storey side and rear extension to the existing dwelling was granted under LU/44/10. A subsequent application, LU/3/11, which included a further two-storey extension to the rear of the dwelling was refused as it was considered that a further extension would have substantially altered the characteristics of the original dwelling.

The current application includes an extension with the same footprint as that approved under LU/44/10 along with the provision of the garden store building and an additional access point.

CHARACTER & APPEARANCE:

The garden store building does not form a visible street scene feature and therefore has not had a significant impact upon the character and appearance of the surrounding area, adverse or otherwise. The alterations to the rear extension will also be unseen from the street. A number of properties nearby on Berry Lane are served by two access points and the proposed driveway is therefore considered to be in-keeping with the character and appearance of the surrounding area.

DESIGN AND SCALE:

The garden store building possesses a gable roof design which compliments the pitched roofing of the existing dwelling as well as its future appearance should the approved two-storey extension be constructed. Its single-storey height and relatively modest length and width ensures that it maintains visual subservience towards the existing dwelling. The alteration of the rear extension to a gable end is considered to produce a feature that will effectively visually integrate with the main gable roof dwelling. It should be noted that a structure up to 2.5 metres in height and of a larger floor area could be built in this location under Permitted Development rights.

RESIDENTIAL AMENITIES:

It is noted that the garden store is built close to the northern site boundary which is shared with the far end boundaries of rear gardens on The Estuary. However, the building is partially screened by existing site boundary treatment and its modest scale, particularly its height, ensures that it does not appear overbearing towards the bungalow dwellings to the north nor has it caused an unacceptable increase in the level of overshadowing. All windows on the structure are on the south elevation and face towards Berry House and, as such, do not offer intrusive level of overlooking towards neighbouring properties.

The altered two-storey extension is a sufficient distance from site boundaries to prevent it from appearing overbearing, or from causing an unacceptable increase in overshadowing. With regards to the revised arrangement of windows on the rear two-storey extension, there are less windows than previously approved and the views offered by them will be similar to those of the approved scheme. The distance between these windows and the nearest neighbouring properties in the line of sight combined with the presence of boundary screening will ensure no harmful level of overlooking occurs.

SUMMARY:

It is considered that the proposal satisfies the criteria set out in relevant planning policies in that it

would not have a harmful impact upon the character and appearance of the surrounding area, nor would it adversely affect the amenities of neighbouring residents.

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 plans:-

1077;
1077/01/01;
1077/01/02/B;
1077/01/03/B;
1077/01/04/B;
1077/01/05/B;
1077/01/06/B;

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

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.

- 4 INFORMATIVE: The access shall not be used until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the

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specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.