LU/90/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Conservatory to the side of property. 9 Madehurst Way, Littehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will be to the north of the dwelling and will measure approximately; 3.5m in width and 5m in length with a hipped roof to a maximum height of approximately 3.5m.
SITE AREA	Approximately 0.052 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The rear of the dwelling is kept by 1.8m high close-boarded fencing.
SITE CHARACTERISTICS	A single storey detached bungalow formed of yellow brick and yellow painted render walls. The roof is formed of red pantiles and is gable end pitched with an additional front gable pitch and rear dormer. There are two sheds in the rear garden, one of which will have to be moved to accommodate this extension.
CHARACTER OF LOCALITY	A residential road comprising similar style bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/259/64	Erection of a prefabricated garage.	Approved 01-10-1964
LU/232/93	Two bedroom rear dormer extension to new first floor.	Withdrawn 26-11-1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ No objection
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 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

This proposed conservatory will be to the north side of the dwelling, and will project out to approximately 3m from Jay Close. It will be screened behind 1.8m high close-boarded fencing and is therefore not considered to be obtrusive on the street scene. Further, it is not considered to be out of character with the surrounding area due to several dwellings in the

CONCLUSIONS

vicinity having similar conservatories including one to the side of No. 11 opposite.

In terms of residential amenity, it is not considered that this conservatory will cause any detrimental harm by way of either overshadowing, overbearing effect, loss of privacy or overlooking. This is due to its location to the side of the dwelling, behind adequate boundary screening, and at a minimum distance of approximately 15m to the nearest neighbouring dwelling.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area. Further, the proposal would not adversely affect the residential amenities of any neighbouring property.

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

LITTLEHAMPTON LU/90/06/

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Littlehampton

RECOMMENDATION

Approve Conditions

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).

ARUN DISTRICT COUNCIL:LU/90/06/ 22/03/2006