

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: LU/117/20/HH

LOCATION: 68 Armada Way
Littlehampton
BN17 6QY

PROPOSAL: Two storey side and rear extension, and alterations to existing garage to form habitable accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	A two storey extension measuring 9.27 metres in length with a width of 3 metres, an eaves height of 4.5 metres and a ridge height of 6.88 metres.
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REPRESENTATIONS

Littlehampton Town Council - Out of keeping and overbearing
Contrary to policy D DM4 of the Arun Local Plan

4 letters of objection.

- Loss of light and privacy to 70 Armada Way.
- Lack of parking spaces.
- Construction traffic will not be able to be accommodated.
- Terracing effect of allowing extension.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Adopted Local Plan

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposed two storey side and rear extension will have a roof line lower than the main roof and in line with the front elevation of the building taking into account the porch. The proposal therefore has an acceptable impact on the character of the host dwelling.

The properties in the area benefit from attached garages and therefore this proposal does not create a terracing effect in the area.

The materials proposed are to match the existing dwelling which would lessen the impact on the visual amenity of the locality.

The proposed development is considered to be contrary to policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings. The proposed two storey side and rear extension projects 3m towards 70 Armada Way however the extension is separated from the side elevation of 70 Armada Way by a garage and the distance from primary habitable room windows is therefore sufficient so that they do not suffer from an unneighbourly impact from the two storey side extension. The area behind the neighbouring garage is not considered to be an active part of that property so as to suffer from an unneighbourly impact from the two storey side extension.

The extension would have no windows directly overlooking 70 Armada Way thereby preventing unacceptable overlooking. The development would be to the south of 70 Armada Way and would cause some loss of light to garden areas of that property but not to such a significant level that refusal of the application would be justified on grounds of a loss of light.

The rear window of the extension on the rear elevation at first floor level would obliquely overlook the rear garden of 70 Armada Way but again this is not considered to cause a significant loss of privacy such that a refusal of the application would be justified on these grounds.

As such, the proposed development is considered to accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

HIGHWAYS AND PARKING

The Arun Parking Standards Supplementary Planning Document sets out that a 4 bedroomed dwelling would require 3 car parking spaces in the location of the applicants dwelling. The removal of the garage would leave the potential for 2 off street car parking spaces and there is potential room for on street parking in the vicinity of the dwellinghouse which is considered acceptable and would comply with policy T SP1 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan policies and as such is recommended for approval for the following reasons:

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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:

Proposed Floor Plans & Elevations Dwg.no. 963/02 Rev D. dated May 20
Block Plan Dwg.no. 963/03 dated May 20

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.