

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

REF NO: LU/119/21/HH

LOCATION: 48 Pier Road  
Littlehampton  
BN17 5LP

PROPOSAL: Conversion of roofspace to habitable use to include a rear dormer, Juliet balcony, front dormer with terrace and conversion of roof from hip to gable end.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      This application seeks planning consent for to hip to gable end extension to include a rear dormer, Juliet balcony and front dormer with terrace.

Materials to match the host dwelling.

**REPRESENTATIONS**

Parish Council - no objection

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this 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) |
| DSP1 | D SP1 Design                                            |

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Littlehampton has a made Neighbourhood Plan and policy 1 and 2 with relevance to this application. The proposal complies with this policy.

This application proposes a hip to gable extension with front and rear dormer. The scale of the development in terms of design and size conflicts with Aruns Design guide part M which favours small scale roof extensions. It is noted there are properties in the near vicinity with front dormer and rear dormers No 55 and No 58. In regard to the hip to gable extension, due to lack of uniformity in the parade in terms of roof profiles designs well as variation in height it is difficult to justify the refusal, as no harm to the visual amenity is demonstrated. There is also PD fall back position for rear dormer and hip to gable extension.

The development accords with D DM1 and D DM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

A roof terrace has been proposed to the front which will afford direct views of the river front walkway and no overlooking into the adjoining properties. A rear dormer with openings would only have limited into adjoining dwellings and no greater adverse impact on overlooking than existing first floor windows. The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

**SUMMARY**

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

**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) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval 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.

**CIL DETAILS**

This application is CIL Liable therefore developer contributions towards infrastructure may be required (dependant on any exemptions or relief that may apply)

**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:

Location plan: drawing no: 21/28/4

Block plan: drawing no: 21/28/3

Proposed and existing plan: drawing no: 21/28/1 ( received on 14-6-2021)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 of the Arun Local Plan.

- 3 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.