

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

**REF NO:** LU/129/13/

**LOCATION:** 2 Norman Close  
Littlehampton

**PROPOSAL:** Demolition of single garage and building of double garage.

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposal relates to a replacement of a single garage with a double garage measuring 5.6m wide by 5.6m long with a height of 2.49m rising to 2.99m. It is intended to construct the garage of materials to match the existing dwelling. |
| SITE AREA                   | N/A                                                                                                                                                                                                                                        |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                        |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                         |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                             |
| BOUNDARY TREATMENT          | Evergreen hedging approx 3m high on road frontage boundary behind low brick wall.                                                                                                                                                          |
| SITE CHARACTERISTICS        | Semi detached 2 storey dwelling with detached single garage at end of cul de sac.                                                                                                                                                          |
| CHARACTER OF LOCALITY       | Predominantly residential characterised by detached and semi-detached 2 storey dwellings of similar design. Many properties have detached garages of the same size and style as the existing garage it is proposed to remove.              |

**RELEVANT SITE HISTORY**

None

**REPRESENTATIONS**

**Representations received:**

Littlehampton Town Council

No Objection

**Comments on Representations received:**

None

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:  
Within built up area boundary

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan: [GEN7](#) The Form of New Development

**PLANNING POLICY GUIDANCE**

NPPF National Planning Policy Framework

**POLICY COMMENTARY**

**PLANNING**

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**

**PLANNING**

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**

The proposed replacement garage would be located in a similar position to the existing. It would be closer to the frontage with Normans Close, but no closer to the boundary with 2a. The existing leylandii hedging would be removed so the development would be readily visible in the street scene. However the design of the garage would reflect that of the existing and others in the locality and it is proposed to use materials that match the existing dwelling. The garage would not be overly dominant and would be acceptable in terms of visual amenity and the character of the area. It would have an acceptable impact on adjoining properties and is therefore acceptable in terms of residential amenity.

The application is recommended for approval subject to the following conditions.

## **HUMAN RIGHTS ACT**

### **FOR APPROVAL**

#### **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 (the right to respect for 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 no negative 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).

## **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 site, location, block and elevation.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

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

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 **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: GEN7

NATIONAL POLICIES: National Planning Policy Framework

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 5      **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.