

Recommendation Report for Planning Permission

REF NO: LU/131/19/PL

LOCATION: 20 Western Road
Littlehampton
BN17 5PG

PROPOSAL: External repairs to the fabric of the building. Upgrading of internal elements and relocation of boiler flue. This application affects the character or appearance of Littlehampton Sea Front Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to repair the external fabric of the building, upgrade its internal elements and relocate the boiler flue.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The host dwelling is directly adjacent to the highway.
SITE CHARACTERISTICS	The site is a Grade II Listed Building.
CHARACTER OF LOCALITY	The host dwelling is sited in a Conservation Area.

RELEVANT SITE HISTORY

LU/132/19/L	Application for Listed Building Consent for external repairs to fabric of building, upgrading of internal elements, relocation of boiler flue & repainting rear render white from yellow.
-------------	---

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Historic England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

LU/131/19/PL & LU/132/19/L

Number 20 Western Road is an Early-mid 19th century, Grade II two-storey Listed Building. It has a slate roof with Horsham slabs at base. It is pebble fronted with red brick dressings on ground floor, whilst the 1st floor is red brick with modillion eaves cornice. The front elevation of the building indicates that it has been adapted and changed over time. Windows are sliding sash to the front elevation.

The building is also located within the Littlehampton (Seafront) Conservation Area. The Conservation Area contains the older terraced properties along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the sea front.

It is considered that the building is of historic and aesthetic (fortuitous) significance.

Having had the opportunity to review the applications, it is clear that the applicant wishes to undertake a significant amount of work to the building, including:

- Works to the flintwork and stitch the brickwork surrounding the cracks and repointing
- Works to the flat roofed dormer/replacement dormer window
- Internal stairs
- Front door repair/replacement
- Installation of a new Boiler Flue
- Works to the store and boundary wall
- Paint external wall a new colour

These shall be discussed in turn:

Works to the flintwork and stitch the brickwork surrounding the cracks and repointing

The statements associated with the application indicate that elements of the flint work are to be replaced due to a number of cracks on the external skin. The intention is to stitch the brickwork surrounding the cracks and repointing. If this work is to be localised, utilising the existing/appropriate materials the works will be acceptable.

Whilst the concept of repointing is acceptable, it is not clear if the intention is to repoint an entire elevation or more. Could this be confirmed please?

I note that reference is made to the fact that a sample of the mortar used for the original construction would be analysed to ensure that the same one is used for the works. Such a proposal is considered to be appropriate, and suitable for the building, and the impact that the works could have on the external appearance of the building. The style of pointing should be confirmed with the applicant.

Further, the heritage statement indicates that some of the existing brickwork is damaged. If it is to be replaced, it should be undertaken on a like-for-like basis.

Works to the flat roofed dormer/replacement dormer window

The works seem to be acceptable, subject to details of the materials and the window. These can be supplied by way of condition. This will include details of the proposed glazing as this is not evident at the moment.

Internal stairs

The concept of replacing the stairs is considered to be acceptable, subject to them looking like they do now. Works to remove the existing fabric should be undertaken carefully so as to not harm the historic fabric. All historic fabric should also be carefully re-instated.

Front door repair/replacement

The intention is to try to repair and restore the front door is supported as it will allow older fabric to remain in-situ. If replacement is required, this should be done on a like for like basis. It might be worth the applicant informing the LPA if the door is to be replaced and provide information to confirm that the replacement will be a direct copy.

Installation of a new boiler flue

The location and appearance of the flue are considered to be acceptable. For information, it should be treated in a black colour to reduce its impact.

Works to the store and boundary wall

Whilst the proposal is acceptable, materials must be used which reflect the existing walling. As before, a mortar sample can be sent for analysis in order to ensure that it reflects the existing material. The style of the pointing should also reflect the property/the existing style.

Paint external wall a new colour

The change of paint colour on the rear elevation is acceptable. This new colour appears to have been previously used on the building and is thought to be acceptable. You may wish to confirm the exact details of the colour, so that it is of heritage standard.

Other comments

It would be positive if the applicant were to upgrade the existing rear rooflights so that they are of conservation standard.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Within Conservation Area

Within built-up area boundary

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
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

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 the proposed

development is not considered to have any significant harm of the character of the host dwelling or its wider locality. Additionally, it is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings.

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 application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. 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 development is not considered to have any significant impact upon the character of the host dwelling or its locality. This is because the proposal is predominantly reparative works, and therefore, preserve the established character of the host dwelling. The proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, and as such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant harm to occupiers of nearby dwellings by way of overshadowing or overbearing impact. This is as a result of the fact that the proposal

introduces no significant built form into the locality. Therefore, the application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

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

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

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:

- Location and Site Plan - 60005 - 10/04/2019 - Rev. x
- Proposed Changes - 60002 - 8th May 2019
- Roof Plan - 60003 - May 2019

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 **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.