

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

REF NO: LU/132/20/HH

LOCATION: 1 Toddington Farm Cottages
Toddington Lane
Littlehampton
BN17 7PN

PROPOSAL: Two storey side extension and porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension and a front porch.

RELEVANT SITE HISTORY

LU/151/07/	Proposed two storey extension (Re-submission following LU/349/06 with omission of additional dwelling)	ApproveConditionally 06-06-07
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REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

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
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 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

Due to its siting, the proposed front porch will be visible within the street scene and as such, it will result in a change in appearance of the host dwelling. The proposed porch is not considered to result in any significantly harmful impact upon the established character of the host dwelling, or its locality. This is resultant of the minor scale of the proposal, and examples of similar development within the area.

The proposed two storey side extension is not considered to appear subservient to the host dwelling, resultant of its scale. However, it is considered to appear well integrated with the host dwelling, in that the primary elevation of the extension is set back slightly, and the ridge height is slightly lower than that of the existing building. Furthermore, the proposed materials will be conditioned to match the host dwelling, allowing it to appear sympathetic to the host dwelling.

The proposed development is considered to conflict with D DM4(b) of the Arun Local Plan, in that the proposal cannot be considered to appear subservient to the host dwelling. However, the development is not considered to result in any harmful impact upon the character of the host dwelling or its locality, and as such demonstrates accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any overbearing or overshadowing impact upon the occupiers of nearby dwellings. This as a result of the siting of the extension as being sited away from the neighbouring dwellings. The proposal is not considered to result in a loss of privacy to local occupiers in that the views provided by the new openings are no different to those existing from the host dwelling.

The proposed development 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:

- Proposed Extension - 9906:6 - Apr '07

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 development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy 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.