

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

REF NO: LU/136/22/HH

LOCATION: 12 Reef Close
Littlehampton
BN17 6QG

PROPOSAL: Two storey side extension and single storey side extension with alterations to fenestration and demolition of attached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks alterations to the approved application LU/168/21/HH which was for a two storey side extension and single storey extension with alterations to fenestration and demolition of attached garage.

The alterations relate to amendments to the roof configuration to the single storey extension to the western elevation of the existing building. It is proposed to change an approved hipped roof to the southern elevation of the extension to be a mono-pitched gable end. Furthermore, slight alterations to fenestration to the northern and southern elevations are also proposed.

RELEVANT SITE HISTORY

LU/89/22/NMA	Non material amendment following the grant of LU/168/21/HH for change of hipped to gable end at rear of single storey extension, change of external boarding colour and lowering underside of boarding to ground floor window cill level.	Refused 21-04-22
LU/168/21/HH	Two storey side extension and single storey side extension with alterations to fenestration and demolition of attached garage	ApproveConditionally 20-07-21
LU/181/20/HH	Single storey side and front extension and conversion of garage to habitable use with alterations to fenestration.	ApproveConditionally 15-09-20

REPRESENTATIONS

Littlehampton Town Council - Object.

- Overdevelopment of site.

One letter of support.

- Application in principle already agreed, these changes are minor in scale.

One letter of objection.

- Two storey extension is a cramped form of development.

CONSULTATION RESPONSES RECEIVED:

As mentioned above, the principle for the development has been agreed under LU/168/21/HH. Therefore only the amendments to the proposed scheme will/can be considered within this application.

POLICY CONTEXT

Within built up area boundary (BUAB).

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, Policies 1 and 2 of the Littlehampton Neighbourhood Plan and Part M of the Arun Design Guide.

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 in the built-up area boundary. the development is within the BUAB.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal alters the roof configuration of the approved single storey side extension from a hipped roof at the rear to a mono-pitched roof, no additional floor area is proposed, and the materials will remain as approved. Due to the proposed development not being visible from the road, no impact to the established character of the area will occur.

As a small addition to the roof of the property there is no significant impact to the character of the host dwelling, by reason of its scale and appropriate material choice the development is subservient to the dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, it is in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and Part M of the Arun Design Guide which outlines that developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials.

RESIDENTIAL AMENITY

The overall proposal does not have a significant harmful impact on neighbouring properties due to its position away from the boundary. The additional portion of roof at the ridge line, approx. 3m, will not have any impact on the neighbouring dwelling to the west as the ridge line meets the two-storey elevation of the existing house, which is the dominant feature of the western elevation.

In terms of overlooking, small amendments to the opening size of existing windows are proposed. The windows are located within the northern and southern elevations as such they achieve views over the public realm and rear amenity space of the host dwelling and will not affect privacy levels in the area.

The development is in accordance with policies D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development accords 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

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 Ground Floor, Block Plan and Elevations P10
- Proposed First Floor, Roof Plan and Elevations P11

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 roofs of the building 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.