

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

REF NO: LU/138/18/HH

LOCATION: 12A River Road
Littlehampton
BN17 5BN

PROPOSAL: Replacement glass mono-pitch roof - This application may affect the setting of the Littlehampton (River Road) Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to replace an existing plastic roof with a glazed roof.

RELEVANT SITE HISTORY

LU/50/65	Use Of Existing Premises For The Purpose Of A Museum With Caretaker Accommodation	Approve 05-04-65
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council provided no objection to the application.
No representation from nearby occupiers
Conservation Area Advisory Committee provided no response.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer-
The proposal seeks to replace an existing roof with one which is entirely glazed. The roof is visible from the street, in which the existing rooflights are very much noticeable.

The proposal will result in the loss of the rooflights, but will result in the roof potentially being more visible (especially during the evening hours when internal lighting is used). However, the property is located within an urban area where street lighting is prevalent. Therefore, on balance, it is considered that the proposal will have a neutral impact upon the character and appearance of the Conservation Area.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas

[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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1, DDM4 and HERDM3. Policy 1 and 2 of the Littlehampton Neighbourhood Plan are also relevant to the determination of this application.

The site is located within the River Road Conservation Area and is a two storey dwelling within a residential area with properties of varying styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks to replace an existing plastic lean to roof with a glazed one and due to the location of the property it will be visible from the street scene.

The proposed roof will sit in the same position and will remain the same size and pitch as the existing roof and therefore is considered visually integrated with the host dwelling. As such it is not considered to alter the appearance of the property or the spatial character of the area.

The dwelling is located within the River Road Conservation Area however as the proposal replaces a roof which is already in existence and the development is modest in that it is the material that is being altered and the size is remaining the same it is not considered to adversely impact the Conservation Area.

The development is deemed acceptable in terms of design and visual amenity and accords with DDM1, DDM4 and HERDM3 of the Arun Local Plan and Policy 1 and 2 of the Littlehampton Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed development replaces an existing lean to roof and will be of the same size that currently

exists. It is not deemed unduly dominant and is not considered to give rise to any adverse impact upon the residential amenity in terms of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun District Local Plan.

SUMMARY

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

HUMAN RIGHTS ACT

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
 - Location and Block Plan - A.001
 - Existing and Proposed Section - A.300
 - Proposed Floor Plan - A.101
 - Proposed Elevations - A.201

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy DMM1 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.