

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

REF NO: LU/13/26/HH

LOCATION: 15 Camelia Close
Littlehampton
BN17 6UT

PROPOSAL: Conversion of the existing attached garage into habitable space, with roof lights, a single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a semi-detached property with attached garage and conservatory. The proposal is for a garage conversion and side extension.

Currently, the garage is set back from the front of the dwelling by 6.2m. Following the side extension, the converted garage would be set back by 3m, retaining the stepped frontage. The extension would have a width of 2.6m, considerably less the maximum guidance width for side extensions detailed in the Arun Design Guide. In terms of compliance with the Arun Design Guide, the proposal would introduce greater levels of surveillance following the replacement of the garage door with a window.

The side extension would have a flat roof and would not reflect the pitched roof form of the host dwelling. However, given that the extension would be screened by existing built form and set back from the highway, it would not result in unacceptable harm to character or visual amenity. The extension would be built to a height of 2.85m, approximately 1m lower than the existing garage, and would be a subservient addition, in accordance with Arun Local Plan policies D DM1 and D DM4.

Two rooflights would be introduced on the east and west roof slopes of the existing garage to serve the conversion. Roof lights are not a common in the locality, however they would be set well back from the highway and would not be visually prominent. As such, the rooflights would be acceptable in this instance.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The extension would extend from the northern flank of the host dwelling by 3.2m, in line with the exiting northern flank elevation of the garage, along the southern (rear) boundary of 17 Camelia Close. This may result in some minor overbearing and overshadowing impacts on the rear garden at 17 Camelia Close, however, given that the height of the extension would be set around 1m lower than the existing garage and would extend in line with the existing flank elevation of the garage, and the depth of the neighbouring garden to the north of the application site, it would not result in unacceptable harm by way of overshadowing or overbearing impacts to neighbouring properties.

A window is proposed on the front elevation of the extension, replacing the existing garage door following the extension. A rooflight is proposed within the front and rear pitched roof slopes of the converted garage. The proposed window, and roof lights, would not offer any view of neighbouring properties that would not be achieved from the existing frontage or highway. The proposal therefore has no impact in terms of overlooking.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with Arun Local Plan policies D DM1 and D DM4.

PARKING

Currently, the internal dimensions of the existing garage does not satisfy Arun Design Guide standards for internal parking spaces, which should be 6m x 3m. The driveway, as existing, does accommodate one parking space in line with Arun Design Guide advice of 5m x 2.5m for standard parking spaces, however it is noted that the space could be utilised for a smaller vehicle. The side extension, once erected, would mean the existing parking space is lost in terms of policy compliance. As such, there would be no on site parking provision. Whilst the loss of one parking space is noted, and a four bedroom dwelling is required to provide two parking spaces, the loss of one parking space would not result in demonstrable harm, given the amount of on-street parking available in the vicinity.

SUMMARY

The proposal is in accordance with relevant Arun Local plan policies and is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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:

- Existing Site and Location Plan DPA-01.
- Proposed Site and Roof Plans DPA-02.
- Existing and Proposed Floor Plans DPA-03.
- Proposed Elevations DPA-05.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.